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Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

Date: 02/04/2026

Information as on: 31/03/2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project "ORIZZONTE" Project Registration No: UPRERAPRJ6404 situate in Plot No.-22, Sector- Knowledge Park-III, Tehsil Greater Noida, Competent / Development Authority Greater Noida Industrial Development Authority (GNIDA), District Gautam Budh Nagar, PIN201310 admeasuring 26328.75 sq.mts. area being developed by M/s Concept Horizone Infra Pvt Ltd, Promoter ID: UPRERAPRM12816.

I, Rabi Akhtar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "ORIZZONTE" Project Id: UPRERAPRJ6404, situate on the Khasra No/ Plot no 22, Sector-Knowledge Park-III, Tehsil Greater Noida, Competent/ Development Authority GNIDA, District Gautam Budh Nagar, PIN 201310 admeasuring 26328.75 sq.mts area being developed by CONCEPT HORIZONE INFRA PVT LTD, Promoter's Id: UPRERAPRM12816

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) Shri Navdeep Sethi as Architect
- (ii) Shri Rabi Akhtar as Structural Consultant
- (iii) Shri Anurag Verma as MEP Consultant
- (iv) Shri Gaffar Sheikh as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us is given in following Table A and Table B:

(in Rs Lac)

Table - A							
Building/Wing/ Block /Tower Number or Name		HOTEL					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	100.00	100.00	100.00%	100.00	100.00	100.00%
2	Total Number of Basement and Plinth	500.00	500.00	100.00%	500.00	500.00	100.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	200.00	200.00	100.00%	200.00	200.00	100.00%
5	Total Number of Slabs of Super Structure	2,510.00	1060.28	62.15%	1,559.97	1,559.97	62.15%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	400.00	0.00	0.00%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	200.00	0.00	0.00%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	200.00	0.00	0.00%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	200.00	0.00	0.00%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	350.00	0.00	0.00%	-	-	0.00%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	300.00	0.00	0.00%	-	-	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	100.00	0.00	0.00%	-	-	0.00%
	TOTAL	5,060.00			2,359.97	2359.97	

Rabi Akhtar
02/04/26



Table - A							
Building/Wing/ Block /Tower Number or Name		THE BUZZ					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	280.00	280.00	100.00%	280.00	280.00	100.00%
2	Total Number of Basement and Plinth	250.00	250.00	100.00%	250.00	250.00	100.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	100.00	100.00	0.00%	-	-	0.00%
5	Total Number of Slabs of Super Structure	400.00	400.00	0.00%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	150.00	0.00	0.00%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	50.00	0.00	0.00%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	50.00	0.00	0.00%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	50.00	0.00	0.00%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	150.00	0.00	0.00%	-	-	0.00%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	100.00	0.00	0.00%	-	-	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate,Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	50.00	0.00	0.00%	-	-	0.00%
	TOTAL	1,630.00			530.00	530.00	

Table - A							
Building/Wing/ Block /Tower Number or Name		THE PARC					
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	150.00	150.00	100.00%	150.00	150.00	100.00%
2	Total Number of Basement and Plinth	300.00	-	0.00%	-	-	0.00%
3	Total Number of Podiums	NA	NA	NA	NA	NA	NA
4	Stilt Floor	50.00	0.00	0.00%	-	-	0.00%
5	Total Number of Slabs of Super Structure	1,150.00	0.00	0.00%	-	-	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	300.00	0.00	0.00%	-	-	0.00%
7	Sanitary Fittings within the Flat/Premises,	100.00	0.00	0.00%	-	-	0.00%
8	Electrical Fitting within the Flat/Premises	100.00	0.00	0.00%	-	-	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	100.00	0.00	0.00%	-	-	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	200.00	0.00	0.00%	-	-	0.00%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	300.00	0.00	0.00%	-	-	0.00%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate,Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	100.00	0.00	0.00%	-	-	0.00%
	TOTAL	2,850.00			150.00	150.00	

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 akhtar
 02/04/26

RZEST ENGINEERS
 Reg. No.
 AM1901395
 Chartered Engineer

Table - B
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	(in Rs Lac)
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Internal Roads & Footpaths	100.00	-	0.00%	-	-	0.00%
2	Water Supply/Drinking Water Facilities	50.00	-	0.00%	-	-	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	50.00	-	0.00%	-	-	0.00%
4	Storm Water Drain	25.00	-	0.00%	-	-	0.00%
5	Landscaping & Tree Planting	NA	NA	NA	NA	NA	NA
6	Street Lighting	NA	NA	NA	NA	NA	NA
7	Community Buildings	NA	NA	NA	NA	NA	NA
8	Treatment & Disposal of Sewage and Sullage water /STP	50.00	-	0.00%	-	-	0.00%
9	Solid Waste Management & Disposal	NA	NA	NA	NA	NA	NA
10	Water Conservation, Rainwater Harvesting	50.00	-	0.00%	-	-	0.00%
11	Energy Management/Use of Renewable Energy	50.00	-	0.00%	-	-	0.00%
12	Fire Protection and Fire Safety Requirements	25.00	-	0.00%	-	-	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	70.00	-	0.00%	-	-	0.00%
14	Receiving Station	NA	NA	NA	NA	NA	NA
15	Plan of Development Works	NA	NA	NA	NA	NA	NA
16	Emergency Evacuation Services	30.00	-	0.00%	-	-	0.00%
17	Common Facilities in Basement	NA	NA	NA	NA	NA	NA
18	Others, if any (please specify)	NA	NA	NA	NA	NA	NA
	TOTAL	500.00					

3. We estimate the Total Cost for completion of the project under reference as Rs. 10040 Lacs (Total of column no. 3 in Tables A1, A2.... and Table B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31/03/2026 is Rs.3040 Lacs (Total of column no. 7 in Tables A1, A2.... and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Yours Faithfully

Signature & Name of Engineer : Rabi Akhtar
Mobile No.: 9990644767
Registration No.: AM-1901395

