

ENGINEER'S CERTIFICATE

Date: 14.10.25

Certificate of Percentage of Completion of Construction Work of - Skytech Colours Avenue of 4 Tower(s) (A,B,D & E) of the project [UPRERA Registration Number UPRERAPRJ6664] situated on the Khasra No/Plot no GH-1C, Sector 10, Greater Noida (West), Gautam Budh Nagar, Uttar Pradesh. Demarcated by its boundaries (latitude 28 34 35.3N and longitude 77 28 51.2 E) at Plot No. GH-01/C, Sector-10, Greater Noida (West), Gautam Budh Nagar, Uttar Pradesh, admeasuring 12091.61 Sq. Mts area being developed by M/s Jatasya Promoters Pvt. Ltd.

I Anupam Jain have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of Skytech Colours Avenue, of 4 Tower(s) situated at Plot no. GH-01/C, Sector 10, Greater Noida (West), Gautam Budh Nagar, Uttar Pradesh admeasuring 12091.61 Sq. Mts. area being developed by M/s Jatasya Promoters Pvt. Ltd.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

- (i) M/s DMA International as Architect
- (ii) M/s Optimum Design Pvt. Ltd. as Structural Consultant
- (iii) M/s Consumate Engineering Services (P)Ltd. as MEP Consultant

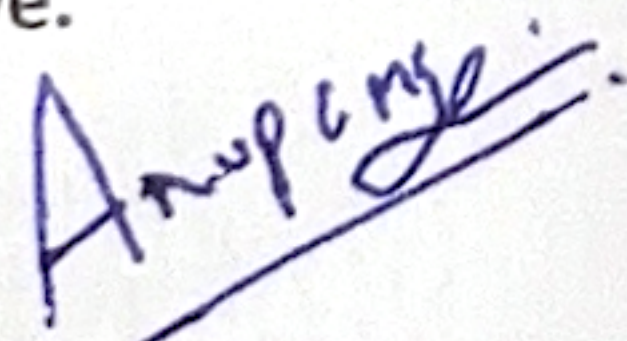
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants 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.

3. We estimate the Total Cost for completion of the project under reference as Rs. 115 Cr 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 30.09.2025 is calculated at Rs. 66.96Cr . The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 48.04 Cr.

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed is mentioned above.



Signature of Engineer

Name: Anupam Jain
Designation: Engineer
Aadhar No. 401972241012
PAN No. ARRPJ3269Q