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NO...

Date: 31/03/2026

FORM-R

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from the Designated Account)

Certificate of Percentage of Completion of Construction Work of I-THUM'S 62 ,(Formerly BIZLIFE)01-No. of Building(s)/05 Block(s) of the Tower of the Project [UPRERAPRJ6807] situated on the Khasra No/ Plot no.-A-46,SECTOR-62, NOIDA (UP) Demarcated by its boundaries (latitude and longitude OF of the end point -01 (28°37'27.04"N, 77°22'07.97"E) and the end point -02 (28°37'30.93"N, 77°22'08.02"E 28 37 33.57n 77 22 08.6e, 28 37 26.85n 77 22 11.51e, 28 37 30.64n 77 22 11.57e, 28 37 33.53n 77 22 11.61e to the north plot no a-37, sector 62 to the south 45m wide road to the East plot no. A-45, SECTOR62 TO WEST PLOT NO. A-47, SECTOR62 of Village Tehsil DADRI, COMPETENT/ DEVELOPMENT AUTHORITY NOIDA AUTHORITY District: Gautam budh nagar, pin 201309 admeasuring 20000.00Sqm area being developed by {HSL SOFTWARE PVT.LTD/UPRERAPRM164449}

I Adesh Jain have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the **I-THUM'S -62 , (Formerly BIZLIFE)Building(s)/ 05 Block/ Tower (s) of the Project, situated on the Khasra No/ Plot noA-46, SECTOR-62, NOIDA of tehsil DADRI competent/ development authority NOIDA AUTHORITY District GAUTAM BUDH NAGAR PIN 201307 admeasuring 20000.00 sqm. area being developed by [HSL SOFTWARE PVT. LTD/UPRERAPRM164449]**

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

SHRI. ATEESH AGARWAL	as Architect
SHRI. VINOD JAIN	as Structural Consultant
SHRI. BIKRAM KUKREJA	as MEP Consultant
SHRI SATYAVEER . SINGH	as Site Supervisor

- 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 is given in following Table A and Table B:


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Table A1
Building/ Wing/Tower bearing Number Tower-D of I-THUM'S -62

1	2	3	4	5	6	7	8
S. No.	Task/ Activity	Total Estimated Cost	Amount incurred till now	%age of work done as per latest REG-1	Expenditure computed as per REG-1 (Colum3AXColumn5)	Admissible EXPENDITURE (Lower of column 4 & colum6)	Value of work done in percentage as per admissible expenditure (column7/3)
1	EXCAVATION	36,52,112.94	36,52,112.94	100%	36,52,112.94	36,52,112.94	100%
2	TOTAL NUMBER OF BASEMENT AND PLINTH	43,62,06,978.63	43,62,06,978.63	100%	43,62,06,978.63	43,62,06,978.63	100%
3	Total Number of slabs of Super Structure	1,22,17,02,207.28	15,00,86,116.16	12.29%	15,00,86,116.16	15,00,86,116.16	12%
4	Internal walls, internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	26,58,77,494.43					-
5	Sanitary Fitting within the Flat/Premises	8,43,75,566.26					-
6	Electrical Fitting within the Flat/Premises	11,50,57,590.35					-
7	Staircases, Lift wells and Lobbies at each Floor level connecting Staircases and Lifts	6,43,00,116.17					-
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water tanks	32,92,84,314.92					-
9	Installation of Lifts, water Pumps, Fire Fighting , Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	16,05,81,767.69					-
10	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.	1,84,59,341.59					-
	TOTAL COST	2,69,94,97,490.3	58,99,45,207.73		58,99,45,207.73	58,99,45,207.73	

Table A
Building/ Wing/Tower bearing Number Tower- E of I-THUM'S -62

1	2	3	4	5	6	7	8
S. No.	Task/ Activity	Total Estimated Cost	Amount incurred till now	%age of work done as per latest REG-1	Expenditure computed as per REG-1 (Colum3AXColumn5)	Admissible EXPENDITURE (Lower of column 4 & colum6)	Value of work done in percentage as per admissible expenditure (column7/3)
1	EXCAVATION	18,10,606.52	18,10,606.52	100%	18,10,606.52	18,10,606.52	100%
2	TOTAL NUMBER OF BASEMENT AND PLINTH	21,62,58,153.73	21,62,58,153.73	100%	21,62,58,153.73	21,62,58,153.73	100%
3	Total Number of slabs of Super Structure	60,56,82,799.00	3,02,84,139.95	5%	3,02,84,139.95	3,02,84,139.95	5%
4	Internal walls, internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	13,16,64,219.05					-
5	Sanitary Fitting within the Flat/Premises	4,18,30,839.65					-
6	Electrical Fitting within the Flat/Premises	5,70,42,054.07					-
7	Staircases, Lift wells and Lobbies at each Floor level connecting Staircases and Lifts	3,18,78,042.05					-
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water tanks	16,30,99,392.27					-
9	Installation of Lifts, water Pumps, Fire Fighting , Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	7,95,86,597.24					-
10	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.	91,51,580.16					-
	TOTAL COST	1,33,80,04,284	24,83,52,900		24,83,52,900	24,83,52,900	


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Table A
Building/ Wing/Tower bearing Number Tower- F of I-THUM'S -62

1	2	3	4	5	6	7	8
s.l.no	Task/ Activity	Total Estimated Cost	Amount incurred till now	%age of work done as per latest REG-1	Expenditure computed as per REG-1 (Column3AXColumn5)	Admissible EXPENDITURE (Lower of column 4 & column6)	Value of work done in percentage as per admissible expenditure (column7/3)
1	EXCAVATION	33,209.75	33,209.75	100%	33,209.75	33,209.75	100%
2	TOTAL NUMBER OF BASEMENT AND PLINTH	39,66,559.45	39,66,559.45	100%	39,66,559.45	39,66,559.45	100%
3	Total Number of slabs of Super Structure	88,87,440.46	88,87,440.46	100%	88,87,440.46	88,87,440.46	100%
4	Internal walls, internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	21,49,605.63					0%
5	Sanitary Fitting within the Flat/Premises	7,67,252.05					0%
6	Electrical Fitting within the Flat/Premises	10,46,252.80					0%
7	Staircases, Lift wells and Lobbies at each Floor level connecting Staircases and Lifts	4,67,760.02					0%
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water tanks	27,26,182.65					0%
9	Installation of Lifts, water Pumps, Fire Fighting , Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	15,13,868.10					0%
10	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.	1,67,856.27					0%
	TOTAL COST	2,17,25,987.2	1,28,87,209.65		1,28,87,209.65	1,28,87,209.65	

Table A
Building/ Wing/Tower bearing Number Tower-G of I-THUM'S -62

1	2	3	4	5	6	7	8
S. No.	Task/ Activity	Total Estimated Cost	Amount incurred till now	%age of work done as per latest REG-1	Expenditure computed as per REG-1 (Column3AXColumn5)	Admissible EXPENDITURE (Lower of column 4 & column6)	Value of work done in percentage as per admissible expenditure (column7/3)
1	EXCAVATION	4,50,334.33	2,02,650.45	45%	2,02,650.45	2,02,650.45	45%
2	TOTAL NUMBER OF BASEMENT AND PLINTH	5,37,87,760.84			-	-	0%
3	Total Number of slabs of Super Structure	12,05,16,414.19			-	-	0%
4	Internal walls, internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	2,88,89,891.24					0%
5	Sanitary Fitting within the Flat/Premises	1,04,04,172.79					0%
6	Electrical Fitting within the Flat/Premises	1,41,87,508.35					0%
7	Staircases, Lift wells and Lobbies at each Floor level connecting Staircases and Lifts	63,42,969.17					0%
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water tanks	3,67,08,452.30					0%
9	Installation of Lifts, water Pumps, Fire Fighting , Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	2,05,28,515.00					0%
10	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.	22,76,182.41					0%
	TOTAL COST	29,40,92,200.6	2,02,650.45		2,02,650.45	2,02,650.45	

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Table A
Building/ Wing/Tower bearing Number Tower-H of I-THUM'S -62

1	2	3	4	5	6	7	8
S. No.	Task/ Activity	Total Estimated Cost	Amount incurred till now	%age of work done as per latest REG-1	Expenditure computed as per REG-1 (Column3AXColumn5)	Admissible EXPENDITURE (Lower of column 4 & column6)	Value of work done in percentage as per admissible expenditure (column7/3)
1	EXCAVATION	9,63,675.28	2,89,102.58	30%	2,89,102.58	2,89,102.58	30%
2	TOTAL NUMBER OF BASEMENT AND PLINTH	11,51,01,008.53		0%	-	-	0%
3	Total Number of slabs of Super Structure	25,78,94,372.30		0%	-	-	0%
4	Internal walls, internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flat/Premises	7,94,97,452.25			-		0%
5	Sanitary Fitting within the Flat/Premises	1,10,54,001.38			-		0%
6	Electrical Fitting within the Flat/Premises	3,03,60,001.88			-		0%
7	Staircases, Lift wells and Lobbies at each Floor level connecting Staircases and Lifts	1,35,73,388.02			-		0%
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water tanks	8,50,18,475.24			-		0%
9	Installation of Lifts, water Pumps, Fire Fighting , Fittings and Equipment as per CFO NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	4,31,85,525.92			-		0%
10	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.	48,70,827.24			-		0%
	TOTAL COST	64,15,18,728.0	2,89,102.58		2,89,102.58	2,89,102.58	

TABLE B

Cost incurred on internal and external development work (common facilities) in respect of the entire registered project.

1	2	3	4	5	6	7	8
S. No.	Task/activity	Total Estimated cost	Amount Incurred till now	%age of work done as per latest REG-1	Expenditure computed as per REG-1 (Column3xColumn5)	Admissible expenture (lower of column 4& column6)	Value of work done In %age as per admissible expenditure (column7/3)
1	Internal Roads & footpaths	3,83,50,000.00		-	-	-	-
2	WATER SUPPLY DRINKING WATER FACILITIES	1,47,50,000.00		-	-	-	-
3	SEWERAGE (CHAMBER LINE) STP	1,77,00,000.00		-	-	-	-
4	STORM WATER DRAIN	64,90,000.00		-	-	-	-
5	LANDSCAPING & TREE PLANTING	53,10,000.00		-	-	-	-
6	STREET LIGHTING	41,30,000.00		-	-	-	-
7	SOLID WASTE MANAGEMENT & DISPOSAL	35,40,000.00		-	-	-	-
8	WATER CONSERVATION ,RAINWATER HARVESTING	52,21,500.00		-	-	-	-
9	FIRE PROTECTION AND FIRE SAFETY REQUIRMENTS	65,78,500.00		-	-	-	-
10	ELECTRICAL SUB STATION CONTROL PANEL & METER ROOM	1,59,30,000.00		-	-	-	-
	TOTAL COST	11,80,00,000.00	-		-	-	

We estimate the Total Cost for completion of the project under reference as Rs.511.28cr (Total of column no. 3 in Tables A1,A2,A3,A4 &A5 Tower D, Tower E, Tower F, Tower G & Tower H 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 Authority under whose jurisdiction the mentioned project is being developed

The admissible expenditure till 31-03-2026 is Rs. 85.168cr (Total of column no. 7 of Tables A1,A2,A3,A4, & A5 and Table B).

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-A.
- 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

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