

SACHIN

Date – 15-01-2026

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FORM-REG-2

ENGINEER' CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction Work MENTIS for plot no-02 No. of Building(s)/ **122** Block(s) of the Phase of the Project [UPRERA PRJ251909] situated on the Khasra No/ Plot no 02 Demarcated by its boundaries (latitude and longitude of the end Points 28°30'49.34" to the North 28°30'47.81 to the South 28°30'54.97 to the East 28°30'53.45 to the West of village Tehsil Dadri Competent/Development authority Noida District Gautam Budh Nagar PIN 201305 admeasuring 20,000 **sq. mts. area being developed by GYGY INFRA DESIGN PVT LTD.**

I Sachin have undertaken assignment as Civil Engineer -of certifying Percentage of Completion Work of **MENTIS** for Building(s)/ 03 Block/ Tower (s) of Phase of the Project, situated on the Khasra No/ Plot no 02 of village tehsil Dadri competent/ development authority Noida District Gautam Budh Nagar PIN 201305 admeasuring 20,000 sq.mts. area being developed by GYGY INFRADESIGN 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.

- (i) Shri Anoj Tevatia as L.S. Architect
- (ii) Shri Aman Deep as Structural Consultant
- (iii) Shri V. S kukreja as MEP Consultant
- (iv) Shri Sachin as Civil Engineer

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

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.

we estimate the Total Cost for completion of the project under reference as **Rs 250 Crore_ (Total** of S. No. 1 in Tables A and 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 occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned pro being implemented.



The estimated actual cost incurred till date 31-12-2025 is calculated at Rs 81 CR Total of S. No 2 in Tables A and B) The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost

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. **250 Crore (Total of S.No 4 in Tables A and 8)**

I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the date is as given in Tables A and B below:

Table A1
Building/Wing/Tower bearing Number **TOWER A**

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 226 CR
2	Cost incurred as on till Date (Based on the actual cost incurred as per records)	Rs 71.74 CR
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	Rs 31.74 %
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 154.26 CR
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	% NA
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A2
Building/Wing/Tower bearing Number **TOWER B**

S. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 17 Crore



2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 9.25 Cr
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	54.41%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 7.75 Cr
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	% NA
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A3
Building/Wing/Tower bearing Number **TOWER C**

S. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority (based on the original Estimated cost)	Rs 1.5 Crore
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 0.00
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 0.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) * 100)	% NA
(Enclose separate sheets for the cost calculations for each unit/building or tower)		



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TABLE B

Internal & External Development works and common amenities.
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs 5.5 Crore
2	Cost incurred as on_(based on the actual cost incurred as per records)	Rs NA
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)'100)	%NA
4	Balance Cost to <i>be</i> Incurred (Based on Estimated Cost) (1-2)	Rs NA
5	Cost incurred on Additional/ Extra Items not included <i>in</i> the Estimated Cost (Annexure A)	Rs NA
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	% NA
(Enclose separate sheet for the cost calculations)		



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Signature of Engineer Name- Sachin

Address: Kheri Dolatpur Siwana (132), Bhiwani, Haryana - 127041

Adhar No: 2542-3169-8849

Pan No: HPYPS4697D

Annexure A List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)