

FORM-R

ENGINEER'S CERTIFICATE

No.02

Date 10-10-2025

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

Subject: Certificate of Percentage of Completion of Construction Work of Project "Civitech Strings " No. of Building(s) / 05 Block(s) of the Single Phase of the Project [UPRERA Registration ID- ID179109] situated on the Khasra No/ Plot no gh-02 b, SECTOR 12, GREATER NOIDA Demarcated by its boundaries (latitude and longitude of the end points) 28-33-55.17 to the North_28-33-55.17 to the South 77-28-57.62 to the East 77-28-57.62 to the West of Greater Noida Gautam Budh Nagar _Tehsil Competent/ Development authority Greater Noida Authority District_Gautam Budh Nagar PIN 201301 admeasuring 18000 sq.mts. area being developed by [M/S SAG REALTECH PVT. LTD.]

I/We_OPTIMIZATION CONSULTANTS/OPTIMUM DESIGN PVT. LTD have undertaken assignment as Project Enginner of certifying Percentage of Completion Work of the "Civitech Strings" Building(s) / _____07_____Block/ Tower (s) of _____SINGLE_____Phase of the Project, situated on the Khasra No/ Plot no _____GH-02B_____SECTOR 12_____GREATER NOIDA_____of village _____tehsil _____GAUTAM BUDH NAGAR_____competent/ authority _____GREATER NOIDA AUTHORITY_____District _____201301_____PIN _____admeasuring _____18000_____sq.mts. area being developed by [M/S SAG REALTECH 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/Shri/Smt _____RD DESIGN ATRIUM_____as L.S. / Architect ;
- (ii) M/s/Shri/Smt _____OPTIMIZATION CONSULTANTS_____as Structural Consultant
- (iii) M/s/Shri/Smt _____PROION CONSULTANTS_____as MEP Consultant
- (iv) M/s/Shri/Smt _____Dev Dutt & JR Verma as Site Supervisors

2. The project is new and proposed project. 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.23000 Lakhs (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 project is being implemented.

4. The total estimated cost of construction is Rs 14991.57 Lakhs and incurred till date, i.e. upto 30-09-2025 is Rs 13575.69 Lakhs as given in Tables below. The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of Construction 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.1415.88 Lakhs (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the - 30-09-2025 date is as given in Tables A and B below :

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CIVIL ENGG.

Table A-1 (TOWER-A)

Building/Wing/Tower bearing Number _____ TOWER-A _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	310,998,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	307,888,020
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	99.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	3,109,980
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0
		99
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-2 (TOWER-B)

Building/Wing/Tower bearing Number _____ TOWER-B _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	310,998,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	307,888,020
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	99.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	3,109,980
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0
		99.00
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-3 (TOWER-C)

Building/Wing/Tower bearing Number _____ TOWER-C _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	310,998,000
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	304,778,040
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	98.00
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	6,219,960
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0
		98.00
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

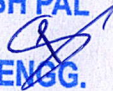
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Table A-4 (TOWER-D)Building/Wing/Tower bearing Number TOWER-D or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	310,998,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	220,808,580
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	71
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	90,189,420
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	71.00
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-5 (TOWER-E)Building/Wing/Tower bearing Number TOWER-E or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	64,375,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	63,087,500
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	98.00
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,287,500
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	98.00
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

Table A-6 (NON-TOWER)Building/Wing/Tower bearing Number NON TOWER or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	144,580,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	122,619,744
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	84.81%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	21,960,256
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	84.81
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

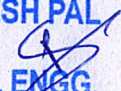
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TABLE B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts (in Rs.)
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). (including club building)	46,210,000
2	Cost incurred as on (based on the actual cost incurred as per records)	30,498,600
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	66.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	15,711,400
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	66.00

Signature of Engineer

Name:

Address:

Aadhar No.

PAN No.

Date : 10.10.2025

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