

FORM-R
ENGINEER'S CERTIFICATE

CERT NO 3

DATED : 10.01.2026

Subject: Certificate of Percentage of Completion of Construction Work of Project "Civitech Santoni " No. of Building(s) / 01 Block(s) of the Single Phase of the Project [UPRERA Registration ID- UPRERAPRJ364474] situated on the Khasra no./Plot No. C-1B, SECTOR 16B, demarcated by its boundaries (latitude and longitude of the end-points) to the 28.36.25.90N, 77.26.34.54E, 28.36.27.16N, 77.26.40.97E of Village GAUTAM BUDH NAGAR, Tehsil Competent Authority/Development Authority, GREATER NOIDA AUTHORITY District GAUTAM BUDH NAGAR , PIN-0210310, admeasuring 15089 sq. meter area, being developed by CIVITECH BUILDCON PRIVATE LIMITED

I Surendar Kumar, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the "Civitech Santoni " No. of Building(s) / 01 Block(s) of the Single Phase of the Project [UPRERA Registration ID- UPRERAPRJ364474 situated on the Khasra no./Plot No. C-1B, SECTOR 16B, GAUTAM BUDH NAGAR, Tehsil Competent Authority/Development Authority, GREATER NOIDA AUTHORITY District GAUTAM BUDH NAGAR , PIN-0210310, admeasuring 15089 sq. meter area, being developed by CIVITECH BUILDCON PRIVATE LIMITED

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) Shri Amit Gangal as L.S. / Architect for Modarch ;
- (ii) Smt Alpa Sheth as Structural Consultant For VMS Pvt.Ltd.
- (iii) Shri Sandeep Goel as MEP Consultant for Proion Pvt.Ltd.
- (iv) Shri Hitesh Sharma & Sachin Kaushik as Site Supervisors

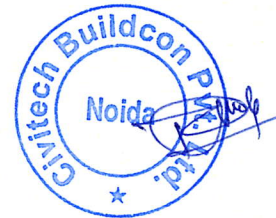
2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants 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. 63748.48 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 estimated actual cost incurred till date 31.12.2025 is calculated at Rs. 29929.88 Lakhs (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.

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. 33818.60 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 31.12.2025 date is as given in Tables A and B below :



Building/Wing/Tower bearing Number _____ or called "Civitech Santoni"
(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 (Rupees in Lakhs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) *including land cost and finance charges	38,249.09
2	Cost incurred as on Date (Based on the actual cost incurred as per records) *including land cost and finance charges	19,870.40
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	51.95%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	18,378.69
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	51.95%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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).	25,499.39
2	Cost incurred as on (based on the actual cost incurred as per records)	10,059.48
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	39.45%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	15,439.91
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	39.45%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name Ravikumar

Dated 10.01.2026

Address VTP Sona Arjunpur Noida (Saharanpur)

Aadhar No. 316522098469

PAN No. DRZPK7193F*

