

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.....CBPL/001.....

Date: 13.07.2026

Information as on 30.06.2026

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 PRAVESH PAL, 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

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

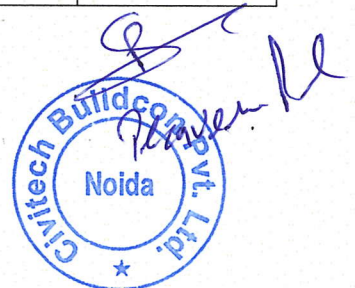
- Shri Rahul Gupta as L.S. / Architect for RD Design Atrium
- Smt Alpa Sheth as Structural Consultant For VMS Pvt.Ltd.
- Shri Sandeep Goel as MEP Consultant for Proion Pvt.Ltd.
- Shri Pravesh Pal as Site Engineer/ Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(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:

(in Rs Lac)

Table - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	161.25	161.25	100%	161.25	161.25	100%
2	Total Number of Basement and Plinth - 04	10,441.07	7566.59	73%	7,621.98	7,566.59	72%
3	Total Number of Podiums - 01			0%	-	-	
4	Stilt Floor						
5	Total Number of Slabs of Super Structure - 35	12,916.14	3748.34	29%	3,745.68	3,745.68	29%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	4,659.49	325.4	7%	326.16	325.40	7%
7	Sanitary Fittings within the Flat/Premises,	296.51	9.25	3%	8.90	8.90	3%
8	Electrical Fitting within the Flat/Premises	508.31	16.5	3%	15.25	15.25	3%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	2,270.03	137.23	6%	136.20	136.20	6%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	508.31	15.25	3%	15.25	15.25	3%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	2,142.11	64.75	3%	64.26	64.26	3%
12	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.	2,096.77	63.75	3%	62.90	62.90	3%
	TOTAL	36,000.00	12,108.31		12,157.84	12,101.68	



(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8 (in Rs Lac)
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Internal Roads & Footpaths	18.34	1.10	5%	0.92	0.92	5%
2	Water Supply/Drinking Water Facilities	536.58		0%	-	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	109.18		0%	-	-	0%
4	Storm Water Drain	43.67		0%	-	-	0%
5	Landscaping & Tree Planting	104.81		0%	-	-	0%
6	Street Lighting	19.07		0%	-	-	0%
7	Community Buildings			0%	-	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	131.01		0%	-	-	0%
9	Solid Waste Management & Disposal			0%	-	-	0%
10	Water Conservation, Rainwater Harvesting	28.19		0%	-	-	0%
11	Energy Management/Use of Renewable Energy			0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	1,734.44		0%	-	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	65.51		0%	-	-	0%
14	Receiving Station	581.30		0%	-	-	0%
15	Plan of Development Works	180.29		0%	-	-	0%
16	Emergency Evacuation Services	447.62		0%	-	-	0%
17	Common Facilities in Basement			0%	-	-	0%
18	Others, if any (please specify)			0%	-	-	0%
	TOTAL	4,000.00			0.92	0.92	

3. We estimate the Total Cost for completion of the project under reference as Rs. 40000 Lakhs (Total of column no. 3 in Tables A1, A2..... 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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 30.06.2026 is Rs. 12102.60 Lacs (Total of column no. 7 in Tables A1, A2..... and Table B)).

5. 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-A1,A2.....

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.

Signature & Name (IN BLOCK LETTERS) of Engineer - PRAVESH PAI
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