

FORM-R
ENGINEER'S CERTIFICATE (On Letter Head)

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

No: JVTPL/EC/2025/05

Date: 30/09/2025

Subject: Certificate of Percentage of Completion of Construction Work of ACE 153 No. of Building(s)/ Five Block(s) of the Project as registered vide number UPRERAPRJ423807 under UPRERA situated on the Khasra No/ Plot no A-107, Sector 153, Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°27'10.15"N; 77°27'44.82"E to the North 28°27'03.69"N; 77°27'46.39"E to the South 28°27'06.54"N; 77°27'49.39"E to the East 28°27'07.30"N; 77°27'41.79"E to the West of village Badauli Khadar Tehsil Gautam Budha Nagar Competent/ Development authority Noida District Gautam Budha Nagar PIN 201310 admeasuring 20000.00 sq.mts. area being developed by M/S Jam Vision Tech Pvt. Ltd. [Promotor's Name]

I, Surendra Kumar have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the ACE 153 Building(s)/ Five Block/ Tower (s) of the Project, situated on the Plot no A-107, Sector 153, Noida of village Badauli Khadar tehsil Gautam Budha Nagar competent/ development authority Noida District Gautam Budha Nagar PIN 201310 admeasuring 20000.00 sq.mts. area being developed by M/S Jam Vision Tech Pvt. Ltd. [Promotor's Name]

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 Ravi Kumar Garg as L.S. / Architect ;
- (ii) M/s/Shri/Smt Pankish Goel as Structural Consultant
- (iii) M/s/Shri/Smt C. P. Vidva & Udvaan Chaudhary as MEP Consultant
- (iv) M/s/Shri/Smt Surendra Kumar as Site Supervisor

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. 262.2852 Cr.** [(i.e. **Rs. 254.0000 Cr. Total of S.No. 1 in Tables A and B) + Additional Cost towards Extra Items as Rs. 8.2852 Cr. (Total of S.No. 5 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 30/09/2025 is calculated at **Rs. 96.8169 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.

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. 165.4683 Cr** (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 :

Table A

Building/Wing/Tower bearing Number _____ 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		Tower 1	Tower 2	Block A	Block B	Block C	Basement	Total
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs	54.7810	47.5300	4.5780	4.5780	6.8180	50.7150	169.0000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs	29.8228	20.2525	0.7146	0.4963	0.7381	26.3819	78.4063
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%	54.44%	42.61%	15.61%	10.84%	10.83%	52.02%	46.39%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs	24.9582	27.2775	3.8634	4.0817	6.0799	24.3331	90.5937
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%	54.44%	42.61%	15.61%	10.84%	10.83%	52.02%	46.39%

(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 (Cr.)
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).	85.0000
2	Cost incurred as on (based on the actual cost incurred as per records)	10.1254
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	11.91%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	74.8746
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	8.2852
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5)) *100)	19.74%
7	Total Cost (TABLE-A + TABLE-B) incurred as on (based on the actual cost incurred as per records)	96.8169
8	Total Work done in percentage (TABLE-A + TABLE-B)	36.91%

(Enclose separate sheet for the cost calculations)

Signature of Engineer

Surendra Kumar

Name : Sh. Surendra Kumar
Address : D-18, Street No. 3, Radhey Puri, Delhi-110051
Aadhar No. : 362738285268
PAN No. : ADZPR4825Q

Annexure A

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

S. NO.	DESCRIPTION	Cost (Cr.)
1	Site Mobilization Expanses (Machinery, Plants, Site Office & Others)	2.3788 Cr.
2	Site Mobilization Expanses (Site Office & Others)	1.0829 Cr.
3	Earth Shoring work Expanses	4.8235 Cr.

Signature of Engineer

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