

FORM R

Date: 13-04-2026

ENGINEER'S CERTIFICATE

Subject: Certificate of Percentage of Completion of Construction Work of **AIG ROYAL 2 No. Tower called 1 also know Tower -A & Tower called 2 also know Tower-B** Phase 4 of the Project **UPRERAPRJ309036** situated on the Khasra No/ Plot no GH-16 D, Sector-1, Greater Noida, UP. Demarcated by its boundaries (latitude and longitude of the end points) P1 28°33'15.65"N 77°26'35.61"E to the North 28°33'17.86"N 77°26'33.91"E to the South 28°33'14.27"N 77°26'34.59"E to the East P2 28°33'16.18"N 77°26'32.68"E to the West of Tehsil Gautam Buddha Nagar Competent/ Development authority Greater Noida District Gautam Buddha Nagar PIN 201301 admeasuring 3610 sq.mts. area being developed by **ALPINE INFRAPROJECTS PVT LTD**.

I **MOHINDER SINGH** have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the **AIG ROYAL 2 No. Tower called 1 also know Tower-A & Tower called 2 also know Tower-B** Phase 4 of the Project, situated on the Khasra No/ Plot no GH-16 D, Sector-1, Greater Noida, UP. of Tehsil Gautam Buddha Nagar Competent/ Development authority Greater Noida District Gautam Buddha Nagar PIN 201301 admeasuring 3610 sq.mts. area being developed by **ALPINE INFRAPROJECTS 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:

- M/s Space Design Group as Architect
- M/s NNC Design International as Structural Consultant
- M/s Deepak Associates (Plumbing & Fire Fighting Consultant) & Mr. Sanjeev Sharma (Electrical Consultant) as MEP Consultant
- Shri Hans Raj 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.

We estimate the Total Cost for completion of the project under reference as 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 the previously concerned Competent Authority under whose jurisdiction mentioned project is being implemented.

3. The estimated actual cost incurred till date 31-03-2026 is calculated at Percentage completion till date :-81% (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.

4. 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 31-03-2026

5. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-03-2026 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number **AIG ROYAL 2 No. Tower called 1 also know Tower -A & Tower called 2 also know 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)	94,04,78,200.00
2.	Cost incurred as on Date (Based on the actual cost incurred as per records)	78,42,42,600.00
3.	Value of Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100/2)$	83.39%
4.	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	₹ 15,62,35,600
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 $(1 \times 100)/(2+5)$	83.39%

TABLE B

Internal & External Development works and common amenities

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)	22,26,93,800
2.	Cost incurred as on (based on the actual cost incurred as per records)	15,74,96,400
3.	Work done in Percentage (as Percentage of the estimated cost) $(1 \times 100/2)$	70.72%
4.	Balance Cost to be incurred (Based on Estimated Cost) $(1-2)$	6,51,97,400
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 $(1 \times 100)/(2+5)$	70.72%

Signature of Engineer

Name: Mohinder Singh

Address: FLAT NO. 1-202, PARK AVENUE, GAUR CITY -1, SEC-4, GR. NOIDA WEST.

PAN No

License No:- M-115523/1 of Authority -The Institution of Engineers (India)

MOHINDER SINGH
B.Sc, B.E (civil), M.I.E, F.I.V
Chartered Engineer (India)
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3. The estimated actual cost incurred till date 31-03-2026 is calculated at Percentage completion till date :- 81%
(Total of S. No. 7 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

4. 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 31-03-2026 **22,14,33,000.00**

5. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-03-2026 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number **AIG ROYAL 2 No. Tower called 1 also known Tower-A & Tower called 2 also known Tower-B**

S.No.	Particulars	Amounts
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5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
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TABLE B

Internal & External Development works and common amenities

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Signature of Engineer

Name: Mohinder Singh

Address: FLAT NO. 1202, PARK AVENUE, GAUR CITY - 1, SEC-4, GR. NOIDA WEST

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