

**MOHINDER SINGH Construction Management & Chartered Engineer (M-115523/1)**

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

FORM-R

Date:- 09-01-2026

**ENGINEER'S CERTIFICATE**

Certificate of Estimates for Completion of Construction Work of 2 No. of Building, Tower - A1 & B1 building of the Project **AIGIN ROYAL PARK** UPRERA Registration Number UPRERAPRJ844481 situated on the Plot no. GH-3/4, Park Town, NH-24 Village:- Mehrauli & Shahpur-Bamheta, Distt- Ghaziabad Demarcated by its boundaries (latitude and longitude of the end points) 28°39'19"N 77°28'47"E to the North 28°39'15"N 77°28'49"E to the South 28°39'17"N 77°28'50"E to the East 28°39'17"N 77°28'46"E to the West of village Mehrauli & Shahpur-Bamheta, Ghaziabad Competent/ Development authority GDA District Ghaziabad PIN 201003 admeasuring 8525.664 sq.mts. area being developed by M/s Utility Estates Private Limited & M/S Sagacious Conbuild Private Limited.

I/We Mohinder Singh have undertaken assignment as Chartered Engineer for certifying Percentage of Completion Work of the Project **AIGIN ROYAL PARK** situated on the Plot no. GH-3/4, Park Town, NH-24 Village:- Mehrauli & Shahpur-Bamheta, Distt- Ghaziabad, admeasuring 8525.664 sq.mts. area being developed by **AIG BUILDCON PVT LTD, M/s Utility Estates Private Limited & M/S Sagacious Conbuild 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) Mr. Anuj Agarwal as Architect.
- (ii) Maqsood E Nazar C/O NNC Design International as Structural Consultant
- (iii) Mr. Somnath Behra C/O M/s Behra & Associates as plumbing consultant
- (iv) Mr. Mayank Goyal C/O Engineering Consultancy & Management Service as Electrical consultant

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 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. | 1,98,68,00,000.00 | (Total of S.No. 1 in Tables A and B) including |
|   | 4. The estimated actual cost incurred till date 31-12-25 is calculated at Percentage completion till date :-                                                                                                                                                                                                                                                                                                                                   | 34.60%            |                                                |
| 5 | (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.                                                                                                                                                                                                                                                                                                            | 51,21,47,356.00   |                                                |
|   | 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 31-12-25                                                                                                                                                                                                                 | 1,47,46,52,644.00 |                                                |
| 6 | I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31-12-25 date is as given in Tables A and B below :                                                                                                                                                                                                                                                                                        |                   |                                                |

Table A

Building/Wing/Tower bearing Number AIGIN ROYAL PARK Tower -A1& Tower-B1

| 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) | 1600000000       |
| 2     | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | ₹ 51,21,47,356   |
| 3     | Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)                                                            | 32.01%           |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | ₹ 1,08,78,52,644 |
| 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*100)/(2+5)                                           | 32.01%           |

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). | 38,68,00,000    |
| 2     | Cost incurred as on (based on the actual cost incurred as per records)                                                                                                                                                | 0               |
| 3     | Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)                                                                                                                                              | 0.00%           |
| 4     | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | 38,68,00,000.00 |
| 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*100)/(2+5)                                                                                                                    | 0.00%           |

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**  
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