

FORM-R

ENGINEER'S CERTIFICATE

No-UPRERAPRJ879513

DATE: 12.01.2026

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

Subject: Certificate of Percentage of Completion Of Construction Work Of Project Proposed Site of Commercial VASANTSQUARE, HIGH STREET RETAIL & MULTIPLEX, [UPRERAPRJ879513] Ghaziabad situated at Khasra No. 971,972,973,974 & 975 OF VILLAGE BHONJA,TEHSIL & DISTRICT GHAZIABAD, BEARING NAGAR NIGAM NO. 80, KALLUPURA, NEHRU NAGAR, GHAZIABAD,UTTAR PRADESH measuring 4102.00Sq.Mts. (1.013 acres/4902.92sqyds) Demarcated by its boundaries (latitude and longitude of the end points) 28.669385, 77.437460 to the North, 28.668619, 77.437282 to the South , 28.668910, 77.437889 to the east& 28.669133, 77.436886 west of village BHONJA Tehsil & District Ghaziabad Competent/ Development authority GHAZIABAD201001 developed by FASTECH DEVELOPERS LLP.

I Ravi Shanker Sharma have undertaken assignment as Engineer of certifying Percentage of Completion Of Construction Work Of Project Proposed Site of Commercial VASANTSQUARE, HIGH STREET RETAIL & MULTIPLEX, [UPRERAPRJ879513] Ghaziabad situated at Khasra No. 971,972,973,974 & 975 OF VILLAGE BHONJA,TEHSIL & DISTRICT GHAZIABAD, BEARING NAGAR NIGAM NO. 80, KALLUPURA, NEHRU NAGAR, GHAZIABAD,UTTAR PRADESH measuring 4102.00Sq.Mts. (1.013 acres/4902.92sqyds) Demarcated by its boundaries (latitude and longitude of the end points) 28.669385, 77.437460 to the North, 28.668619, 77.437282 to the South , 28.668910, 77.437889 to the east& 28.669133, 77.436886 west of village BHONJA Tehsil & District Ghaziabad Competent/ Development authority GHAZIABAD201001 developed by FASTECH DEVELOPERS LLP.

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 are appointed by owner / Promotor :-

- (i) M/s Gian P Mathur and Associates Pvt. Ltd , New Delhi Architect Consultant ;
- (ii) Shri Abha Gupta as Structural Consultant
- (iii) M/s V Consulting as MEP Consultant
- (iv) Shri Amit Kumar Kushwaha and team 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 **310332076.00**(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 actual cost incurred till date 31.12.2025 is calculated at Rs **36560545.4** (Total of S. No. 2 in Tables A and B)-Percentage of work **11.78%**. 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 **273771530.60** (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 31.05.2027 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number BLOCK-A

(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
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	240664038
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	36560545.4
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	15.19%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	204103492.6
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	15.19%

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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).	69668038
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) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	69668038
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 ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

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