

ENGINEER'S CERTIFICATE**Date : 15.01.2026**

Subject: Certificate of Percentage of Completion of Construction Work of THE ELEMENT Phase-1 Comprising of No.of 112 flats/units - Building(s)/Block(s) under The Element Phase-1 of the Project Having Promoter Id : UPRERAPRM243691 Rera No - UPRERAPRJ443457 situated on the Plot No GH-01/1 , SECTOR-11, PRATAP VIHAR, GHAZIABAD. (latitude and longitude of the end points) 28.6592962 N to the 77.4098821 E longitude to of Tehsil - Ghaziabad Development Authority admeasuring Land area of 6217.80 sq.mts. area being developed by M/s IN INFRAESTATES LLP

I Er.Athar Tauheed, have undertaken assignment as Structural Engineer for certifying Percentage of Completion Work of the 112 flats/units of THE ELEMENT Phase-1 of the Project, situated on the Plot No GH-01/1 , SECTOR-11, PRATAP VIHAR, GHAZIABAD admeasuring Land total Land area of 6217.80 sq.mts. area being developed by M/s IN INFRAESTATES 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 were consulted by me for verification /for certification of the cost:

- (i) ACPL Consultant Architech Anshu Singh
- (ii) M/s Keen Associates as Structual Consultant
- (iii) RS Associates as MEP Consultant
- (iv) Mr. Ajay Astang as Site In Charge

2. We have estimated the cost of the completion of part of the project 112 flats/units under THE ELEMENT Phase-1 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 part of project 112 flats/units under THE ELEMENT reference as Rs. 10046.40 (In Lacs Estimated Cost included land cost) (Total of S.No. 1 in Tables A and B) including cost of development of common facilities). The estimated Total Cost of the part of project 112 flats/units under The Element 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. 1195.86 (In Lacs Estimated Cost) (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. 8850.54 (In Lacs Estimated Cost) (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 31.03.2028 date is as given in Tables A and B below :

Table A

THE ELEMENT comprising of 112 flats/unit(s)

(Prepared of the Real Estate Project/Phases Wise. In label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Estimated
		Amount (Rs. In Lacs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) inclusive Land Cost	7735.73
2	Cost incurred as on Date (Based on the actual cost incurred as per physical work done at site)	1254.70
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	16.22%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6481.03
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(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	Estimated
		Amount (Rs. In Lacs)
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) inclusive Land Cost	2310.67
2	Cost incurred as on (based on the actual cost incurred as per physical work done at site)	0.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	2310.67
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name Er.Athar Tauheed

ATHAR TAUHEED
M.Tech (Earthquake)