

Date: 11/10/2025

Certificate of Percentage of Completion of Construction Work of 106 No. of villas & 1 commercial Shop of the "GANESH ENCLAVE PHASE 4" of the Project situated on the Khasra No/ Plot no 227,229,231,232,235M,237M,238,239 Demarcated by its boundaries 25.482647, 78.600981 to the North 25.482029, 38.600900 to the South 25.482340, 28.6700707 to the East 25.482318, 78.601231 to the West of village MERY, Tehsil JHANSI Competent/ Development authority District JHANSI PIN 284128 admeasuring 29890.43 sq.mts. area being developed by GREN GARDEN HOMES LLP having RERA Registration No. UPRERAPRJ420425, Separate A/C No. 5311002100001237 Bank Name Punjab National Bank

I/We Mr. shivam jain have undertaken assignment as Project Engineer Surveyor for certifying Percentage of Completion Work of 106 No. of villas & 1 commercial Shop of the "GANESH ENCLAVE PHASE 4" of the Project situated on the Khasra No/ Plot no 227,229,231,232,235M,237M,238,239

of village MERY tehsil JHANSI competent/ development authority District JHANSI PIN 284128 admeasuring 29890 sq.mts. area being developed by GREN GARDEN HOMES 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) | M/s/Shri/Smt | Mr. Anubhav Rastogi | as Architect |
| (ii) | M/s/Shri/Smt | Mr. Shivam Jain. | as Structural Consultant |
| (iii) | M/s/Shri/Smt | Mr. Ankit Dubey | as MEP Consultant |
| (iv) | M/s/Shri/Smt | Mr. Uma nath pandey | 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. 39.47 cr. (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 estimated actual cost incurred till date 30/09/2025 is calculated at Rs. 36.117 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. 3.353 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 106 villa(s) & 1 COMMERCIAL

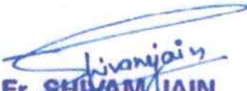
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts(in cr)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	32.9
2	Cost incurred as on Date 30.09.2025 (Based on the actual cost incurred as per records)	29.547
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	89.81%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3.353
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	89.81%
(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(in 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).	6.57
2	Cost incurred as on 30.09.2025 (based on the actual cost incurred as per records)	6.57
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	0
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 00.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	100.00%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer
Er. SHIVAM JAIN
135- 136 AWAS VIKAS, ROORKEE
Aadhar No. 659886173665
PAN No. BEPJ7344M


Er. SHIVAM JAIN
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