

ENGINEER'S CERTIFICATE (On Letter Head)

Form-REG-2

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.ELVB1

Date:09.01.2026

Information as on 31.12.2025

Subject: Certificate of Percentage of work done for the Project ELDECO La Vida Bella UPRERAPRJ136219/04/2024 situate in Village / Sector GH-02 C, sector 12, Gautam Buddha Nagar Greater Noida Uttar Pradesh Tehsil Dadri Competent / Development Authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 14998 sq.mts. area being developed by ELDECO REAL ESTATE LIMITED.

I/We Minhaj Mohd. Khan have undertaken assignment as Chartered Engineer for certifying Percentage of work done for the project ELDECO La Vida Bella UPRERAPRJ136219/04/2024 situate on the Khasra No/ Plot no GH-02 C, sector 12 of village Gautam Buddha Nagar Greater Noida tehsil Dadri competent/ development authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar PIN 201308 admeasuring 14998sq.mts area being developed by ELDECO REAL ESTATE LIMITED.

1. Following technical professionals are appointed by Promoter: -□

- (i) M/s/Shri/Smt BIAS+ as Architect□
(ii) M/s/Shri/Smt Technical Project Consultants Pvt Ltd(TPCL) as Structural Consultant
(iii) M/s/Shri/Smt RIVULET Engineering as MEP Consultant
(iv) M/s/Shri/Smt Rajendra P.S. Kandari 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 Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(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 is given in following Table A and Table B:

(in Rs Lac)

Table - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	2,88,71,005.19	2,88,71,005.19	100%	2,88,71,005.19	2,88,71,005.19	100%
2	Total Number of Basement and Plinth	51,15,14,630.50	51,15,14,630.50	100%	51,15,14,630.50	51,15,14,630.50	100%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Stilt Floor	-	-	100%	-	-	0%
5	Total Number of Slabs of Super Structure	1,05,09,91,899.18	83,16,54,459.35	79%	83,16,54,459.35	83,16,54,459.35	79%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	69,42,58,880.65	27,42,32,257.86	11%	7,84,81,438.68	7,84,81,438.68	11%
7	Sanitary Fittings within the Flat/Premises,	11,15,43,075.40	6,06,212.37	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	8,59,81,184.08	3,31,47,030.28	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1,47,50,000.00	29,50,000.00	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	19,83,37,845.60	NIL	0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	9,47,30,365.64	NIL	0%	-	-	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate,Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.	10,90,22,667.12	NA	0%	-	-	0%
	TOTAL	2,90,00,01,553.36	1,68,29,75,595.55		1,45,05,21,533.72	1,45,05,21,533.72	

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Internal Roads & Footpaths	3,38,30,600.00	11,21,000.00	0%	-	0	0%
2	Water Supply/Drinking Water Facilities	34,85,773.10	NIL	0%	-	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	73,68,085.20	NIL	0%	-	0	0%
4	Storm Water Drain	53,10,000.00	NIL	0%	-	0	0%
5	Landscaping & Tree Planting	3,38,30,600.00	NIL	0%	-	0	0%
6	Street Lighting	88,50,000.00	NIL	0%	-	0	0%
7	Community Buildings	52,20,324.72	NIL	0%	-	0	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	88,50,000.00	NIL	0%	-	0	0%
9	Solid Waste Management & Disposal	11,80,000.00	NIL	0%	-	0	0%
10	Water Conservation, Rainwater Harvesting	1,18,00,000.00	NIL	0%	-	0	0%
11	Energy Management/Use of Renewable Energy	47,20,000.00	NIL	0%	-	0	0%
12	Fire Protection and Fire Safety Requirements	7,42,86,782.00	NIL	0%	-	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	13,75,23,218.62	NIL	0%	-	0	0%
14	Receiving Station		NIL	0%	-	0	0%
15	Plan of Development Works		NIL	0%	-	0	0%
16	Emergency Evacuation Services		NIL	0%	-	0	0%
17	Common Facilities in Basement HVAC WORK	11,28,71,720.00	NIL	0%	-	0	0%
18	Others, if any (please specify) CLUB & SWIMMING	10,47,27,360.00	NIL	0%	-	0	0%
	TOTAL	55,38,54,463.64	11,21,000.00	-	-	-	-

3. We estimate the Total Cost for completion of the project under reference as Rs.3,45,38,56,023/- (Total of column no. 3 in Tables A1, A2.... and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31-12-2025 is Rs. 1450521533.7(Total of column no. 7 in Tables A1, A2.... and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1,A2.....

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Signature & Name (IN BLOCK LETTERS) of Engineer

Mobile No.

Email ID

Minhaj
Chartered Engineer
MINHAJ MOHD. KHAN
M - 1586955