

ENGINEER'S CERTIFICATE

Date: 05.10.2025

To,
M/S ADVENT ASSOCIATES
Crossing Republik, Ghaziabad, Uttar Pradesh

Subject: Certificate of Percentage of Completion of Construction Work of New project ASTRUS SQUARE situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. CS-6/2 SWARNJAYANTI PURAM, GHAZIABAD, demarcated by its boundaries (latitude and longitude of the end points) 28.69465, 77.4908 to the North 28.6944, 77.4907 to the South 28.6945, 77.49074 to the East 28.69447, 77.49100 to the West of Tehsil GHAZIABAD district UTTAR PRADESH, PIN 201013 admeasuring 732.52 sq.mtrs area being developed by M/s Advent Associates having RERA Registration No. UPRERAPRJ986717/04/2024, Designated A/C No.- 7697069366, Bank Name- Indian Bank.

Sir,

I, Mr. Yogesh Saini have undertaken assignment as Project Engineer for certifying Percentage of Completion of Construction Work of the Project ASTRUS SQUARE, situated on the plot bearing C.N. No/ CTS No./Survey No./ CS-6/2 SWARNJAYANTI PURAM, GHAZIABAD of Tehsil GHAZIABAD district UTTAR PRADESH, PIN 201013 admeasuring 732.52 sq.mtrs are being developed by M/s Advent Associates.

- Following technical professionals are appointed by Owner/Promoter :—
 - Mrs. Anmol Chopra Architect ;
 - Mr. Paravendra Singh as Structural Consultant
 - Mr. Dinesh Kumar as MEP Consultant
 - Mr. Prateek Aneja as Site Supervisor
- 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.
- We estimate the Total Cost for completion of the project under reference as Rs. **1,66,32,000** (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.
- The estimated actual cost incurred till date 05.10.2025 is calculated at Rs. **78,62,697** (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.
- 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. **82,68,000** (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 05.10.2025 date is as given in Tables A and B below :

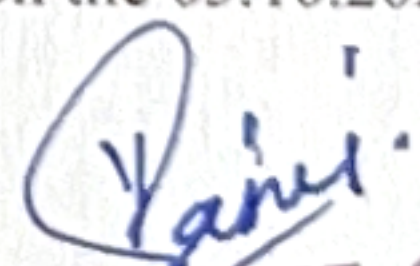

YOGESH SAINI
M.TECH (STRUCTURE)
CHARTERED ENGINEER
ASSOCIATE MEMBER IEI
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TABLE A
(Building Development)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Ghaziabad Development Authority. (based on the original Estimated cost)	Rs. 131.3 Lakhs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs. 63.62 Lakhs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	48.45%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs. 67.68 Lakhs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	48.45%
(Enclose separate sheets for the cost calculations for building)		

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).	Rs. 35 Lakhs
2	Cost incurred as on 08.04.2025 (based on the actual cost incurred as per records)	Rs. 15.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	42.8%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 15.00 lakhs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs. 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	42.8%
(Enclose separate sheet for the cost calculations)		

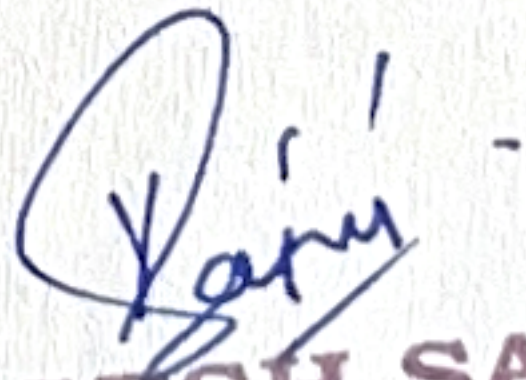
Signature of Engineer

Name

Address

Aadhar No.

PAN No.


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