

PINNACLE CONSULTING ENGINEERS

DESIGN - CONSTRUCTION - PROJECT MANAGEMENT

C-16/Z-4, DILSHAD GARDEN, DELHI 110095

Mob. : +91 9811883293 | E-Mail: puneet.pinnacle@gmail.com | GST : 07ASMPK6262E1ZM

Form-REG-2

ENGINEER'S CERTIFICATE (On Letter Head)

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

No.....

Date:31-12-2025

Information as on 31-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project Experion Elements Phase 2 No. of Building(s)-1 (T-2) Block and Commercial Block of the Phase-2 of the Project [UPRERA Registration Number - UPRERAPRJ953234/04/2024] situated on the Plot no GH-02 Sector 45 Noida. Demarcated by its boundaries (latitude and longitude of the end points) 28°33'4.67"N 77°20'42.78"E to the North 28°33'1.61"N 77°20'47.26"E to the South 28°33'2.94"N 77°20'47.63"E to the East 28°33'2.21"N 77°20'41.60"E to the West of village- Gautam Buddha Nagar, Tehsil-Gautam Buddha Nagar Competent/ Development authority NOIDA District Gautam Buddha Nagar PIN 201301 admeasuring 8960.995 sq.mts. area being developed by M/s Experion Developers Pvt. Ltd. Promoter Id: (UPRERAPRM3669)

I/We PINNACLE CONSULTING ENGINEERS have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project the Experion Elements Phase 2 Block/ Tower (s) of T-2 and Commercial Block of the Project, situated on the Khasra No/ Plot no GH-02 Noida sector 45 of village - Gautam Buddha Nagar tehsil - Gautam Buddha Nagar competent/ development authority Noida District- Gautam Buddha Nagar PIN 201301 admeasuring 8960.995 sq.mts. area being developed by M/s Experion Developers private limited . Promoter Id: (UPRERAPRM3669)

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) Mr. CYRUS HOMI SHROFF as L.S. / Architect DSP design Associates Pvt. limited .
- (ii) Mr. Manish Gupta as Structural Consultant Manish consultants
- (iii) Mohammad Nafees Qoureshi as MEP Consultant Paradise consultants.
- (iv) Mr. Mukul Kansal 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:

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(in Rs Lac)

Table - A1							
Building/Wing/ Block /Tower Number or Name		(Tower -2- "T-2")					
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	25.85	25.85	100%	25.85	25.85	100%
2	Total Number of Basement and Plinth	5,144.66	3,559.42	100%	5,144.66	3,559.42	69%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Stilt Floor	-	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	8,676.42	285.69	3%	295.00	285.69	3%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	7,964.54	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	627.79	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	703.93	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	764.69	-	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	1,212.61	-	0%	-	-	0%



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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.	3,725.12	-	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.	983.90	-	0%	-	-	0%
TOTAL		29,829.50	3,870.96		5,465.51	3,870.96	

Table - A2

Building/Wing/ Block /Tower Number or Name		Commercial Building Building/Wing/Tower bearing Number (Retail) or called Other					
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	19.80	10.03	55%	9.90	10.89	51%
2	Total Number of Basement and Plinth			0%	-	-	0%
3	Total Number of Podiums	0	0	0%	-	-	0%
4	Stilt Floor	0	0	0%	-	-	0%
5	Total Number of Slabs of Super Structure	79.19	0	0%	-	-	0%



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6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	57.58	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	52.87	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises		0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts		0	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		0	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.		0	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.		0	0%	-	-	0%
	TOTAL	209.43	10.03		10.89	10.03	



Table - B

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

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							(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	989.72	130.37	14%	133.61	130.37	13%
2	Water Supply/Drinking Water Facilities						
3	Sewerage (chamber, lines, Septic Tank, STP)						
4	Storm Water Drain						
5	Landscaping & Tree Planting						
6	Street Lighting						
7	Community Buildings						
8	Treatment & Disposal of Sewage and Sullage water /STP						
9	Solid Waste Management & Disposal						
10	Water Conservation, Rainwater Harvesting						
11	Energy Management/Use of Renewable Energy						
12	Fire Protection and Fire Safety Requirements						
13	Electrical Sub Station, Control Panel & Meter Room						
14	Receiving Station						
15	Plan of Development Works						
16	Emergency Evacuation Services						
17	Common Facilities in Basement						
18	Others, if any (please specify)						
	TOTAL	989.72	130.37			130.37	



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3. We estimate the Total Cost for completion of the project under reference as Rs. Rs. 3,10,2865,001/- (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. 40,11,36,119/- (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.

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) of Engineer

Name : PUNEET KUMAR

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