

ENGINEER'S CERTIFICATE

Date: 13/01/2026

Information as on 31/12/2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project ORION HOMES UPRERAPRJ265536/04/2024 situated at Plot No. GH-3, Sector No- 6, Aditya World City, Ghaziabad, UP-201002. admeasuring 10788.08 sq.mts. area being developed by M/S DIVYANSH AND UPPAL LLP, Promoter Id- UPRERAPRM277101

I SNAJAY SHARMA have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project ORION HOMES UPRERAPRJ265536/04/2024 situated at Plot No. GH-3, Sector No- 6, Aditya World City, Ghaziabad, UP-201002. admeasuring 10788.08 sq.mts. area being developed by M/S DIVYANSH AND UPPAL LLP, Promoter Id- UPRERAPRM277101

1. Following technical professionals are appointed by Promoter:-
(i) M/s SPACE DESIGNERS INTERNATIONAL as Licensed Surveyor / Architect
(ii) M/s YG Consulting & Engineers LLP as Structural Consultant
(iii) M/s PKV Consulting Engineers Pvt Ltd as MEP Consultant
(iv) Mr. Alok Mishra 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							
Tower A							
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	60	60	75%	49	49	75%
2	Total Number of Basement and Plinth	1000	970	60%	900	900	60%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Still Floor	-	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	6000	1464	20%	1,300	1,300	20%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	4063	885	20%	813	813	20%
7	Sanitary Fittings within the Flat/Premises,	240	0	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	400	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	900	240	20%	180	180	20%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	700	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.	1500	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.	40	0	0%	-	-	0%
	TOTAL	15908	3619		3,241	3,241	20%

Table - A1							
Tower B							
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	5	0	0%	-	-	0%
2	Total Number of Basement and Plinth	130	0	0%	-	-	0%
3	Total Number of Podiums	-	-	-	-	-	0%
4	Still Floor	-	-	-	-	-	0%
5	Total Number of Slabs of Super Structure	500	0	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	150	0	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	25	0	0%	-	-	0%

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8	Electrical Fitting within the Flat/Premises	35	0	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	50	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	95	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.	95	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.	15	0	0%	-	-	0%
	TOTAL	1100	0		-	-	0%

Table - B
 Cost incurred on internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8 (In Rs Lac)
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	195	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	100	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	75	0	0%	0	0	0%
4	Storm Water Drain	35	0	0%	0	0	0%
5	Landscaping & Tree Planting	85	0	0%	0	0	0%
6	Street Lighting	60	0	0%	0	0	0%
7	Community Buildings	75	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Surface water /STP	35	0	0%	0	0	0%
9	Solid Waste Management & Disposal	-	-	-	-	-	-
10	Water Conservation, Rainwater Harvesting	15	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	-	-	-	-	-	-
12	Fire Protection and Fire Safety Requirements	25	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	1500	0	0%	0	0	0%
14	Receiving Station	-	-	-	-	-	-
15	Plan of Development Works	-	-	-	-	-	-
16	Emergency Evacuation Services	-	-	-	-	-	-
17	Common Facilities in Basement	150	0	0%	0	0	0%
18	Others, if any (please specify)	150	0	0%	0	0	0%
	TOTAL	2500	0		0	0	

3. We estimate the Total Cost for completion of the project under reference as **Rs.19508 lac** (Total of column no. 3 in Tables A, A1 and Table B) including cost of development of common facilities (excluding land cost, project clearance fees & interest amount). 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. 3241 lac** (Total of column no. 7 in Tables A, A1 & Table B). Whereas as per CA certificate total incurred amount till 31/12/2025 is **Rs. 3619 (In lacs)** excluding land cost, project clearance fees & interest amount.

5. Based on Site Inspection and estimated cost calculation, with respect to each of the 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 Amount Incurred till 31/12/2025 for each of the Towers of the Real Estate Project is as per Table-A, A1 (Tower A, Tower B is **Rs. 3241 (In Lacs)** excluding land cost, project clearance fees & interest amount.

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

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