

FORM-REG 02
ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject:

Certificate of Percentage of Completion of Construction Work of DLF Tech Park, Noida, Block A (IT Block) & Block B (Data Centre) Building(s) of the 1st Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no _1 Sector 143 A, Gautam Buddha Nagar, Noida (UP) _____ of Demarcated by its boundaries (latitude and longitude of the end points) 28.4999199, 77.4272096 to the North 28.4957912, 77.4293296 to the South 28.4975468, 77.4308782 to the East 28.4981709, 77.4257813 to the West of village _____ Tehsil DADRI Competent / Development authority NOIDA District Gautam Budh Nagar PIN _____ admeasuring 33,310 sq.mts. (Data Centre Plot + IT Block + Open Parking) area being developed by [Urvashi Infratech Pvt. Ltd.]

I have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Block A (IT) & Block B (Data Centre) Building(s) of the 1st Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no _1 Sector 143 A, Gautam Buddha Nagar, Noida (UP) _____ of village _____ tehsil DADRI competent/ development authority NOIDA District Gautam Budh Nagar PIN _____ admeasuring 33,310 sq.mts. (Data Centre Plot + IT Block + Open Parking) area being developed by [Urvashi Infratech Pvt. Ltd.]

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 M/s R.N. Gupta & Associates as L.S. / Architect ;
- (ii) M/s/Shri/Smt M/s TPC Techninal Projects Consultants Pvt LTD as Structural Consultant
- (iii) M/s/Shri/Smt M/s PROION CONSULTANTS PRIVATE LIMITED as MEP Consultant
- (iv) M/s/Shri/Smt Shishir Dwivedi 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. 29100 Lacs (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 31-07-2022 is calculated at Rs. 18469 Lacs(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. 10631 Lacs (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 31-07-2022 date is as given in Tables A and B below :

Table A
Building/Wing/Tower bearing Number BLOCK- A & BLOCK- B _____ or called _____

(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	Amounts
		Block A (IT)	Block B (Data Centre)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs 12720 Lacs	Rs 13040 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs 5670 Lacs	Rs 11212 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100	45%	86%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs 7050 Lacs	Rs 1828 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	45%	86%
(Enclose separate sheets for the cost calculations for each unit/building or tower)			

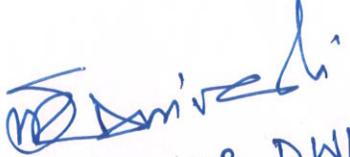

SHISHIR DWIVEDI
31-08-2022

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
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 3340 Lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs 1587 Lacs
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1)*100)	48%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs 1753 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	48%

(Enclose separate sheet for the cost calculations)

Signature of Engineer
 Name
 Address
 Aadhar No.
 PAN No.

SHISHIR DWIVEDI 31-08-2022
 (F-1230871)
 1-083, Gulshan Ikebana, Sector 143A, Noida
 5628 1179 6704
 AFDPDB60SE

Annexure A

List of Extra / Additional Items executed with Cost
 (which were not part of the original Estimate of Total Cost)