

FORM-R

**ENGINEER'S CERTIFICATE**

**Date:- 04.08.2025**

**Subject: Certificate of Percentage of Completion of Construction Work of Eldeco Whispers of Wonder [Project Name ] for Construction of 3 Residential Tower/Block/Building(s)+1 Convenient Shopping/Commercial+ 1Community Building situated on Khasra no./Plot No. GH1C/1, Sector 22D,Yamuna Expressway , Gautam Budhnagar ,UP-203201 demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°19'13.570"N 77°32'04.595"E, to the South 28°19'06.971"N 77°32'05.749"E, to the East 28°19'11.714"N 77°32'08.573"E to the West 28°19'08.827"N 77°32'01.771"E of Village/Sector 22D, YIEDA, admeasuring 20235 Sq. Meter area, being developed by Eldeco Sohna Projects Ltd.[Promoter] having RERA Registration No., Designated A/C No Bank Name- 50200112482498 HDFC Bank LTD.**

I **Minaz Mohd. Khan** have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of of Eldeco Whispers of Wonder [Project Name ] for Construction of 3 Residential Tower/Block/Building(s)+1 Convenient Shopping/Commercial+ 1Community Building situated on Khasra no./Plot No. GH1C/1, Sector 22D,Yamuna Expressway , Gautam Budhnagar ,UP-203201 demarcated by its boundaries (latitude and longitude of the end-points) to the North 28°19'13.570"N 77°32'04.595"E, to the South 28°19'06.971"N 77°32'05.749"E, to the East 28°19'11.714"N 77°32'08.573"E to the West 28°19'08.827"N 77°32'01.771"E of Village/Sector 22D, YIEDA, admeasuring 20235 Sq. Meter area, being developed by Eldeco Sohna Projects Ltd.[Promoter] having RERA Registration No., Designated A/C No Bank Name- 50200112482498 HDFC Bank 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) Shri. **Arcop** as Architect
- (ii) Shri. **Steadfast Structural consultants LLP** as Structural Consultant
- (iii) Shri **Paradise Consultantas** MEP Consultant



2. The project is still to start. 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. 45533 lacs** (Total of S.No. 1 in Tables A B28and 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 Plot(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till 02.06.2025 date is calculated at **Rs.111 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. 45222 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 till date is as given in Tables A and B below :



**Table A**

Building/Wing/Tower bearing Number \_\_\_\_\_ 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.)

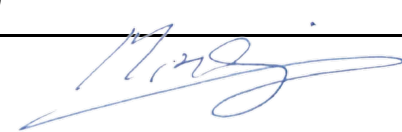
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	35505
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	0.00%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	35505
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	0.00%
<b>(Enclose separate sheets for the cost calculations for each unit/building or tower)</b>		

**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).	<b>9828</b>
2	Cost incurred as on_(based on the actual cost incurred as per records)	<b>111.00</b>



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**Chartered Engineer**  
**M-1586955**

3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1 ) *100 )	<b>1.13%</b>
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	<b>9717</b>
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	<b>0</b>
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( (Row 2 + Row 5) / (Row 1) *100 )	<b>1.13%</b>
<b>(Enclose separate sheet for the cost calculations)</b>		

Signature of Engineer

Name Minhaj Mohammed Khan  
Address B-54 ,Jamia millia islamia ,New Delhi 11025  
Aadhar No. 9002 9993 7503  
PAN No. BYLPK0316f  
Date: 20.07.2025

  
**Chartered Engineer**  
**MINHAJ MOHD. KHAN**  
**M - 1586953**