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FORM-REG-2

ENGINEER'S CERTIFICATE

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

Subject: Certificate of Percentage of Completion of Construction Work of FIVEO No. of Building(s)/ 01 Block(s) of the Project [UPRERA Registration Number Applied] situated on the Khasra No/ Plot no F-1B, Sector-50, Noida Demarcated by its boundaries (latitude and longitude of the end points) Lat 28.57756044, Long 77.36942 to the North; Lat 28.5768996, Long 77.36906257 to the South; Lat 28.577403, Long 77.36946696 to the East; Lat 28.57733495, Long 77.36861241 to the West of village Tehsil Dadri Competent/Development authority Noida District Gautam Buddha Nagar PIN 201303 admeasuring 3000 sq. mts. area being developed by GYG DEVELOPERS PVT. LTD. (Promoter)

This is to certify that I Ravi Shankar as Structural Consultant have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the best Real Estate Project mentioned above.

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

- (i) Shri Vikas Vijay as L.S. Architect
- (ii) Shri Chandrapal Kumar as MEP Consultant
- (iii) Shri Sachin 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. 4400 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





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Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 06/09/2024 is calculated at Rs. Zero (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. 4400 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 29th February 2028 date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number 01 or called Shopping Complex

(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)	4000 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Nil
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2/Row 1) * 100	Nil
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Nil
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	Nil

(Enclose separate sheets for the cost calculations for each unit/building or tower)





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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).	400 Lacs
2	Cost incurred as on (Based on the actual cost incurred as per records)	Nil
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2/Row 1) * 100	Nil
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Nil
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) * 100)	Nil

(Enclose separate sheets for the cost calculations)

Signature of Engineer

Name : Ravi Shankar
Address : A-112, Sector 108 Noida, U.P.
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PAN No. : CBXPS2383A


Ravi Shankar
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Annexure A

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

