



ENGINEER'S CERTIFICATE

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

No.....

Date: 22/11/2025

Information as on 15th November, 2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project Omaxe Eternity 2 Phase-1, MATHURA, Project_Registration_No Applied For, situate in Village / Sector Khasra no-367,368/5/3, 368m, 368/4/2, 368/4/3, 368/5/2, 368/5/1, 395/2, 395/1, 396, 396/1252, 397, 398, 399, 400, 403, 404, 406, 406m, 407, 408 and 414 demarcated by its boundaries (latitude 27.555812°, 27.557761°, 27.560062° and 27.559254° and longitude 77.581679°, 77.58116°, 77.573839° and 77.5762°) to the North, to the South, to the East to the West, Tehsil Mathura Competent / Development Authority Mathura Vrindavan Development Authority District Mathura, PIN281001 admeasuring 198707.33 sq.mts. area being developed by Omaxe Limited.

I/We ABID KALAM have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Omaxe Eternity 2 Phase-1, MATHURA, Project_Registration_No Applied For, situate on the Khasra No/ Plot no 367,368/5/3, 368m, 368/4/2, 368/4/3, 368/5/2, 368/5/1, 395/2, 395/1, 396, 396/1252, 397, 398, 399, 400, 403, 404, 406, 406m, 407, 408 and 414 of Tehsil Mathura, Competent/ Development Authority Mathura Vrindavan Development Authority District Mathura, PIN-281001 admeasuring 198707.33 sq.mts. area being developed by Omaxe Limited.

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

- (i) M/s/Shri/Smt Gyan P. Mathur as Licensed Surveyor / Architect
- (ii) Mr. Piyush Agarwal as Structural Consultant
- (iii) Mr. Digamber Singh as MEP Consultant
- (iv) Mr. D C Pant 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:

Table - A

(in Rs Lac)							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (In Lacs)	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	8					
2	Total Number of Basement and Plinth						
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	794					
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	319					
7	Sanitary Fittings within the Flat/Premises,	39					
8	Electrical Fitting within the Flat/Premises	24					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts						
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	318.64					
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.						
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.						
	TOTAL	1,503					

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B

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

(in Rs Lac)

1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (In Lacs)	Amount incurred till now (In Lacs)	% 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	1,666.26	0	0%	0		
2	Water Supply/Drinking Water Facilities	278.61	0	0%	0		
3	Sewerage (chamber, lines, Septic Tank, STP)	338.26	0	0%	0		
4	Storm Water Drain	179.01	0	0%	0		
5	Landscaping & Tree Planting	158.26	0	0%	0		
6	Street Lighting	116.26	0	0%	0		
7	Community Buildings	0	0	0%	0		
8	Treatment & Disposal of Sewage and Sullage water /STP	55.54	0	0%	0		
9	Solid Waste Management & Disposal	48.79	0	0%	0		
10	Water Conservation, Rainwater Harvesting	108.79	0	0%	0		
11	Energy Management/Use of Renewable Energy	48.79	N/A	N/A	N/A		
12	Fire Protection and Fire Safety Requirements	0	N/A	N/A	N/A		
13	Electrical Sub Station, Control Panel & Meter Room	1,698.43	0	0%	0		
14	Receiving Station		N/A	N/A	N/A		
15	Plan of Development Works		N/A	N/A	N/A		
16	Emergency Evacuation Services		N/A	N/A	N/A		
17	Common Facilities in Basement		N/A	N/A	N/A		
18	Others, if any (Mobilization of Site , Demarcation of Pocket , Boundry wall etc)	400	0	0%	0%		
	TOTAL	5,097.00	0	0	0		

3. We estimate the Total Cost for completion of the project under reference as **Rs. 6600 lacs.** (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 **15th November, 2025** is **Rs. 0.00 lacs.** (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.

Signature of Engineer

Name MD ABID KALAM

Date 22nd November, 2025