

ENGINEER'S CERTIFICATE

FORM-REG-2

Certificate of Amount Incurred for Construction and Development of the Project M3M The Cullinan II Project at Sector 94 Noida Current Development of the Project UPRERA Registration Number..... situated on the Plot no.1 Sector 94 Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°33'07.6"N+77°19'43.4"E to the North 28°32'58.9"N+77°19'39.9"E to the South 28°33'05.1"N+77°19'46.4"E to the East 28°33'01.5"N+77°19'36.5"E to the West of Tehsil Gautam Budh Nagar, Competent / Development authority Noida Development Authority District Gautam Budh Nagar PIN 201301 admeasuring 5830 sq.mts. area being developed by M/s Lavish Buildmart Private Limited.

I Er. Surinder Kumar Baluja have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on M3M The Cullinan II Project, situate on the Khasra No/Plot no 1_of village-NA, tehsil-NA, competent/ development authority- Noida Authority, District- Noida, PIN 201301 admeasuring 5830 sq.mts. area being developed by M/s Lavish Buildmart Private Limited.

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

- (i) M/s/Shri/Smt **Vishal Sharma** as L.S. / Architect ;
- (ii) M/s/ Shri/Smt **Pankish Goel** as Structural Consultant
- (iii) M/s/Shri/Smt **Kunal Chaudhari** as MEP Consultant
- (iv) M/S/Shri/Smt. **Sunil Mirakhur** 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)/Wings(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

Building/Wing/Block /Tower Number or NameTower C2

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 6)	Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3)
1	Excavation	289.7	289.7	100%	289.7	289.7	100%
2	Total no. of basement and Plinth	607.0					
3	Total Number of Podiums	1,121.2					
4	Stilt floor	160.1					
5	Total number of slabs of super structure	5,448.0					
6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises	3,536.5					
7	Sanitary Fittings within the flats/ premises	258.1					
8	Electrical Fitting within the flats/ premises	466.9					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	920.2					
10	The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks	1,495.9					
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.	2,601.3					



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	332.6					
	TOTAL	17,237.4	289.7		289.7	289.7	

Tower D1 (Trump Tower)

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 6)	Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3)
1	Excavation	-					
2	Total no. of basement and Plinth	-					
3	Total Number of Podiums	-					
4	Stilt floor	-					
5	Total number of slabs of super structure	7,394.7					
6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises	1,335.7					
7	Sanitary Fittings within the flats/ premises	100.3					
8	Electrical Fitting within the flats/ premises	181.5					



9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	345.9				
10	The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks	741.7				
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.	1,010.6				
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lift Act 2024, water pumps, Firefighting 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	129.3				
	TOTAL	11,239.6	-	-	-	



Tower D2 (Trump Tower)

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 6).	Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3)
1	Excavation	-					
2	Total no. of basement and Plinth	-					
3	Total Number of Podiums	-					
4	Stilt floor	-					
5	Total number of slabs of super structure	7,394.7					
6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises	1,335.7					
7	Sanitary Fittings within the flats/ premises	100.3					
8	Electrical Fitting within the flats/ premises	181.5					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	345.9					
10	The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks	741.7					
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.	1,010.6					



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	129.3						
	TOTAL	11,239.6	-	-	-	-	-	

Emporium

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 6)	Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3)
1	Excavation	675.4	675.4	100%	675.4	675.4	100%
2	Total no. of basement and Plinth	1403.2					
3	Total Number of Podiums	2,218.6					
4	Stilt floor	369.8					
5	Total number of slabs of super structure	-					
6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises	6,540.4					
7	Sanitary Fittings within the flats/ premises	491.3					
8	Electrical Fitting within the flats/ premises	888.5					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	1,693.6					



10	The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower, overhead and underground water tanks	3,631.6				
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.	4,948.4				
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	633.0				
	TOTAL	23,493.6	675.4		675.4	675.4

(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

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 6)	Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3)
1	Internal roads & footpath	864.4					
2	Water Supply / Drinking Water Facilities	253.8					
3	Sewerage (chamber, line, septic Tank ,STP)	173.0					
4	Storm Water Drain	219.2					
5	Landscaping & Tree Planting	707.3					
6	Street Lighting	507.6					
7	Community Building s	5,501.2					
8	Treatment & Disposal of Sewage and Sullage water / STP	60.4					
9	Solid Waste Management &Disposal	48.7					
10	Water Conservation , rainwater harvesting	25.9					
11	Energy management / Use of Renewable Energy	204.1					
12	Fire Protection and Fire safety Requirements	797.0					



13	Electrical Sub Station , Control Panel & Meter Room	883.8					
14	Receiving station	5.7					
15	Plan of Development Works	864.1					
16	Common Facilities in Basement	1,266.0					
17	Emergency Evacuation Services	195.8					
18	Others, if any (please specify)	-					
	TOTAL	12,578.1	-	-	-	-	

3. We estimate the Total Cost for completion of the project under reference as Rs. 7,57,88,29,762 (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 occupation 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 30th June'2025 is Rs. 9,65,13,394 (Total of column no. 7 in Table A1.A2.....and Table B).
5. Based on site inspection and estimated cost calculation with respect to each of the Plots/Buildings/Wing/Block/Tower and allied works of the aforesaid Real estate Project, I/We certify as follows,

5.1) As on the date of the certificate, the percentage of Admissible Cost Incurred for each of the buildings/wing/Blocks/Towers of the real Estate Project is as per Table – A1, A2.....

5.2) As on the date of the 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.

Er. Surinder Kumar Baluja
Chartered Engineer No. AM 1948531
Date: 04.09.2025
Place: Noida

