

ENGINEER'S CERTIFICATE (On Letter Head)

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

No. **SLPL/RERA/5A/EC/01**Date. **19/02/2026**

Information as on:

Subject: Certificate of Amount Incurred for Construction and Development of the Project ACE TECH [Project Registrations No]. at Plot No. 5A, Sector-Techzone, Greater Noida, G.B. Nagar, U.P. situate in Village / Sector -Techzone Tehsil Dadri Competent / Development Authority GNIDA District GAUTAM BUDHA NAGAR PIN 201310 admeasuring 48,567 sq.mts. area being developed by M/S. STAR LANDCRAFT PVT. LTD. [UPRERAPRM140560].

I/We **Ajay Kumar Jain** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Project **ACE TECH [Project Registrations No]** at **Plot No. 5A, Sector-Techzone, Greater Noida, G.B. Nagar, U.P.** situate in Village / Sector -**Techzone** Tehsil **Dadri** Competent / Development Authority **GNIDA** District **GAUTAM BUDHA NAGAR** PIN **201310** admeasuring **48,567 sq.mts.** area being developed by **M/S. STAR LANDCRAFT PVT. LTD. [UPRERAPRM140560]**.

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

- (i) M/s/Shri/Smt **Vincent Jain** as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt **V.D. Sharma** as Structural Consultant
- (iii) M/s/Shri/Smt **Anand Havelia** as MEP consultant
- (iv) M/s/Shri/Smt **Ajay Kumar Jain** as Project Engineer

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:

(in Rs Lac)							
Table - A1							
Tower-01							
1	2	3	4	5	6	7	8
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 Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	410	0	0	0	0	0
2	Total Number of Basement and Plinth	2050	0	0	0	0	0
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	8200	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2870	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	1025	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	1025	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	820	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1230	0	0	0	0	0
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.	2665	0	0	0	0	0
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.	205	0	0	0	0	0
TOTAL		20500	0	0	0	0	0

STAR LANDCRAFT PRIVATE LIMITED

REGD. OFFICE: 7th Floor, Plot No. 01B, Sector- 126, Noida, Gautam Budh Nagar, U.P.- 201303
T: 0120-2487200 / 300 / 400 / 500 E: secretarial@acegroupindia.com

Table - A2

Tower-02+MLCP							
1	2	3	4	5	6	7	8
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 Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	552	0	0	0	0	0
2	Total Number of Basement and Plinth	2760	0	0	0	0	0
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	11040	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3864	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	1380	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	1380	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	1104	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1656	0	0	0	0	0
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.	3588	0	0	0	0	0
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.	276	0	0	0	0	0
	TOTAL	27600	0	0	0	0	0

Table - A3

Commercial- A							
1	2	3	4	5	6	7	8
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 Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	50	0	0	0	0	0
2	Total Number of Basement and Plinth	250	0	0	0	0	0
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	1000	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	350	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	125	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	125	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	100	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	150	0	0	0	0	0
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.	325	0	0	0	0	0
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.	25	0	0	0	0	0
	TOTAL	2500	0	0	0	0	0

Table - A4

Commercial- B							
1	2	3	4	5	6	7	8
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 Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	16	0	0	0	0	0
2	Total Number of Basement and Plinth	80	0	0	0	0	0
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	320	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	112	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	40	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	40	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	32	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	48	0	0	0	0	0
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.	104	0	0	0	0	0
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.	8	0	0	0	0	0
	TOTAL	800	0	0	0	0	0

Table - A5

Non-Tower Area							
1	2	3	4	5	6	7	8
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 Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 / Column No. 3)
1	Excavation	500	0	0	0	0	0
2	Total Number of Basement and Plinth	5750	0	0	0	0	0
3	Total Number of Podiums	N/A	N/A	N/A	N/A	N/A	N/A
4	Stilt Floor	N/A	N/A	N/A	N/A	N/A	N/A
5	Total Number of Slabs of Super Structure	N/A	N/A	N/A	N/A	N/A	N/A
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1250	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	N/A	N/A	N/A	N/A	N/A	N/A
8	Electrical Fitting within the Flat/Premises	450	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	350	0	0	0	0	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	N/A	N/A	N/A	N/A	N/A	N/A
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.	1600	0	0	0	0	0
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.	100	0	0	0	0	0
	TOTAL	10000	0	0	0	0	0

Table - B
Cost incurred on internal and external development works (common facilities) in respect of the entire registered project

Internal/ External Development Work (Common Facilities)							
1	2	3	4	5	6	7	8
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 Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7/Column No. 3)
1	Internal Roads & Footpaths	1763	0	0	0	0	0
2	Water Supply/Drinking Water Facilities	318.2	0	0	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	636.4	0	0	0	0	0
4	Storm Water Drain	636.4	0	0	0	0	0
5	Landscaping & Tree Planting	559	0	0	0	0	0
6	Street Lighting	301	0	0	0	0	0
7	Community Buildings	N/A	N/A	N/A	N/A	N/A	N/A
8	Treatment & Disposal of Sewage and Sullage water /STP	318.2	0	0	0	0	0
9	Solid Waste Management & Disposal	86	0	0	0	0	0
10	Water Conservation, Rainwater Harvesting	318.2	0	0	0	0	0
11	Energy Management/Use of Renewable Energy	240.8	0	0	0	0	0
12	Fire Protection and Fire Safety Requirements	240.8	0	0	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	1204	0	0	0	0	0
14	Receiving Station	86	0	0	0	0	0
15	Plan of Development Works	86	0	0	0	0	0
16	Emergency Evacuation Services	86	0	0	0	0	0
17	Common Facilities in Basement	N/A	N/A	N/A	N/A	N/A	N/A
18	Others, if any (please specify)						
18A	Boundary wall, Railings and Main Gates	559	0	0	0	0	0
18B	Water Bodies & Water Features	318.2	0	0	0	0	0
18C	U.G.T. & Water Treatment Plant	240.8	0	0	0	0	0
18D	Site Mobilization	206.4	0	0	0	0	0
18E	Earth Shoring work	301	0	0	0	0	0
18F	Soil Back Filling	94.6	0	0	0	0	0
	TOTAL	8600	0	0	0	0	0

3. We estimate the Total Cost for completion of the project under reference as Rs. **70,000 Lakhs** (Total of column no. 3 in Tables A1, A2...A5 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 _____ is Rs. _____ (Total of column no. 7 in Tables A1, A2.... A5 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...A5

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.

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) of Engineer: **AJAY KUMAR JAIN**

Mobile No. 9717678687

Email ID : ajay.jain@acegroupindia.com