



INDIVALEUE ADVISORS PRIVATE LIMITED

Regd. Address: B1/H3, MOHAN CO-OPERATIVE INDUSTRIAL AREA MATHURA RD, BLOCK B NEW DELHI 110044

Email : Indivalueadvisors@gmail.com Mobile +91-7044091174

CIN : U74999DL2021PTC381050

IVAPL/02/09/2025/ M3M J&C Project

Email: RERA@indivalue.org

ENGINEER'S CERTIFICATE

FORM-REG-2

Subject:- Certificate of Percentage of Completion of Construction Work of M3M J&C Project at Sector 97 Noida Current Development of the Project UPRERA Registration Number.....
situated on the Plot no.H6 Sector 97 Noida Demarcated by its boundaries (latitude and longitude of the end points) 28°32'16.55"N+77°21'12.91"E to the North 28°32'9.28"N+77°21'17.16"E to the South 28°32'12.50"N+77°21'19.62"E to the East 28°32'14.17"N+77°21'11.12"E to the West of Tehsil Gautam Budh Nagar, Competent / Development authority Noida Development Authority District Gautam Budh Nagar PIN 201303 admeasuring 23507.92 sq.mts. area being developed by M/s Mayfairsky Estate Private Limited.

I Er. Surinder Kumar Baluja have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the all Building(s)/ Block/ Tower (s) of M3M J&C Project, situated on the Khasra No/ Plot no H6 of village (NA) tehsil (NA) competent/ development authority Noida authority District Noida, PIN 201303 admeasuring 23507.92 sq.mts. area being developed by Mayfairsky Private Limited.

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) M/s/Shri/Smt Gian P Mathur as L.S. / Architect;
 - (ii) M/s/Shri/Smt Santosh Kumar Singh as Structural Consultant
 - (iii) M/s/Shri/Smt Rahul Kumar as MEP Consultant
 - (iv) M/S/Shri/Smt. Upendra Joshi 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 Name
M3M Jacob & Co Residencies (T1)

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	146.6	-	0%	-	-	0%
2	Total no. of basement and Plinth	66.2					
3	Total Number of Podiums	-					
4	Stilt floor	45.4					
5	Total number of slabs of super structure	3,684.4					
6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises	4,309.0					
7	Sanitary Fittings within the flats/ premises	179.9					
8	Electrical Fitting within the flats/ premises	528.4					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	323.4					
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	1,807.2					
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.	1,187.1					



12	Compliance to conditions of environmental/Fire 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	667.2					
	TOTAL	12,944.8	-	-	-	-	

M3M Jacob & Co Residencies (T2)

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	195.4	-	0%	-	-	0%
2	Total no. of basement and Plinth	72.7					
3	Total Number of Podiums	-					
4	Stilt floor	45.4					
5	Total number of slabs of super structure	4,962.3					
6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises	5,170.9					
7	Sanitary Fittings within the flats/ premises	240.9					
8	Electrical Fitting within the flats/ premises	707.2					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	432.8					
10	The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower,	2,419.7					



	overhead and underground water tanks						
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.	1,589.0					
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	893.0					
	TOTAL	16,729.3	-	-	-	-	

M3M Jacob & Co Residencies (T3)

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	195.4	-	0%	-	-	0%
2	Total no. of basement and Plinth	72.7					
3	Total Number of Podiums	-					
4	Stilt floor	45.4					
5	Total number of slabs of super structure	4,962.3					



6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises	5,170.9				
7	Sanitary Fittings within the flats/ premises	240.9				
8	Electrical Fitting within the flats/ premises	707.2				
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	432.8				
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	2,419.7				
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.	1,589.0				
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	893.0				
	TOTAL	16,729.3	-	-	-	-



M3M Jacob & Co Sky suites (T4)

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	200.8	-	0%	-	-	0%
2	Total no. of basement and Plinth	111.6					
3	Total Number of Podiums	-					
4	Stilt floor	52.4					
5	Total number of slabs of super structure	5,031.6					
6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows to each of the flat/ premises	5,247.7					
7	Sanitary Fittings within the flats/ premises	246.3					
8	Electrical Fitting within the flats/ premises	723.2					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	442.6					
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	2,474.2					
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC ,Electrical fittings to common areas, electrical and mechanical equipment etc.	1,624.9					



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	913.2					
	TOTAL	17,068.4	-	-	-	-	

M3M Jewel Crest Avenue

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	1,167.0	-	0%	-	-	0%
2	Total no. of basement and Plinth	15,190.4					
3	Total Number of Podiums	-					
4	Stilt floor	3,242.7					
5	Total number of slabs of super structure	11,870.0					
6	Internal walls , internal plaster, Floorings within flats/ Premises, doors and windows, to each of the flat/ premises	10,313.0					
7	Sanitary Fittings within the flats/ premises	1,273.0					
8	Electrical Fitting within the flats/ premises	4,217.9					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and lifts.	2,581.4					
10	The external plumbing and external plaster , elevation, completion of terraces with water proofing of the building /wing /block /tower,	6,634.8					



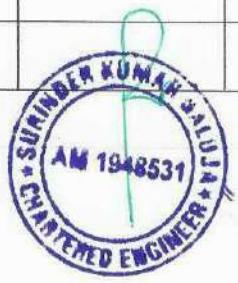
	overhead and underground water tanks					
11	Installation of lifts , water pump, fire fittings and equipment as per CFP NOC , Electrical fittings to common areas, electrical and mechanical equipment etc.	8,897.7				
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation 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	5,326.4				
	TOTAL	70,714.4	-	-	-	-

(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)	(in Rs Lac) Value of Work done in percentage as per admissible expenditure (column no 7/ column no 3)
1	Internal roads & footpath	1,442.4	-	0%	-	-	0%
2	Water Supply / Drinking Water Facilities	115.4					
3	Sewerage (chamber, line, septic Tank ,STP)	259.6					
4	Storm Water Drain	201.9					



5	Landscaping & Tree Planting	865.4					
6	Street Lighting	519.3					
7	Community Building s	6,055.7					
8	Treatment & Disposal of Sewage and Sullage water / STP	173.1					
9	Solid Waste Management &Disposal	144.2					
10	Water Conservation , rainwater harvesting	375.0					
11	Energy management / Use of Renewable Energy	519.3					
12	Fire Protection and Fire safety Requirements	1,009.7					
13	Electrical Sub Station , Control Panel & Meter Room	952.0					
14	Receiving station	144.2					
15	Plan of Development Works	335.5					
16	Common Facilities in Basement	2,632.5					
17	Emergency Evacuation Services	266.3					
18	Others, if any (please specify)	-					
	TOTAL	16,011.4	-	-	-	-	

We estimate the Total Cost for completion of the project under reference as Rs. 15,01,97,66,668 (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.

The admissible Expenditure till 25th Jul' 2025 is Rs. 0 (Total of column no. 7 in Table A1. A2.....and Table B).

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.

Signature of Engineer

ER. Surinder Kumar Baluja
Chartered Engineer No. AM 1948531
Date : 09.09.2025
Place: Noida

