

FORM-REG-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Seprate Account and Submission of Quaterly Progress Report)

No. 0098

Date:
21.11.2025

Information As on 21.11.2025

Subject: Certificate of Percentage of Work done for the project **CASA GRANDE2-TOWER A1** Project Registration No. **TO BE APPLIED** situated at Village / Sector -GH06C,CHI-5, Greater Noida, Tehsil Sadar consisting of 1 Block/**CASA GRANDE2-Tower A1**, having 108 flats in the project Competent/ Development authority Uttar Pradesh Greater Noida Industrial Development Authority District Gautam Budh Nagar PIN201301 admeasuring **907.55 Sq.Mt.** Area being developed by **Earthcon Constructions Pvt Ltd** [Promotor's ID] **UPRERAPRM5849**.

I Q CATALYST have undertaken assignment as Architect for certifying Percentage of Work done for the Project **CASA GRANDE2-TOWER A1**, situated on the Khasra No/ Plot no Sector -GH06C, CHI-5, Greater Noida of village- Chuharpur tehsil Sadar, Gr Noida competent/ development authority Uttar Pradesh Greater Noida Industrial Development Authority, admeasuring **907.55 sq.mts.** area being developed by **Earthcon Constructions Pvt Ltd** [Promotor's ID-**UPRERAPRM5849**]

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

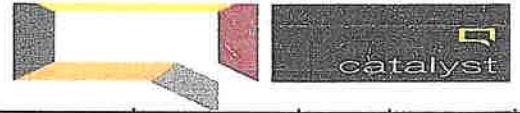
- (i) M/s/Shri Amit Kumar as L.S. / Architect
- (ii) M/s/Shri Syed Mohammad Adnan as Structural Consultant
- (iii) M/s/Shri Neeraj Nagar as MEP Consultant
- (iv) M/s/Shri Amir as Site Engineer

2. The project is still going on. We have estimated the cost of the completion of the civil, MEP and allied work, of the plotted Development/Building(s)/Wing(s)/Block(s)/Tower(s) of the project. Our estimated cost calculation are based on the drawings/plans made available to us for the project under reference by 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 A

Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	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	0	0	0%	0	0	0
2	Total number of Basement(s) and Plinth	317	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	1300	0	0%	0	0	0
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows to each of the Flats/Premises	780	0	0%	0	0	0
7	Sanitary Fittings within the Flat/Premises	70	0	0%	0	0	0
8	Electrical Fittings within the Flat/premises	240	0	0%	0	0	0
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts	105	0	0%	0	0	0



10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	600	0	0%	0	0	0
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipments as per CFP NOC, Electrical fittings to Common Areas, Electrical and Mechanical Equipments etc.	169	0	0%	0	0	0
12	Compliance to conditions of environment/Fire NoC, Electric Safty Cetificate, Installation of lift as per provlson of Lift Act 2024, water pumps, Fire Fitting Fittings and Equipment as per CFO NPC, Electrical Fitting to common area, Electrical & Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate.	25	0	0%	0	0	0
TOTAL		3606					

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

(In Rs Lac)

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

Building/Wing/Block/Tower Number or Name							
1	2	3	4	5	6	7	8
S. No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount Incurred till now	% of work done as per latest REG-01	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	80	0	0%	0	0	0
2	Water Supply/Drinking Water Facilities	16	0	0%	0	0	0
3	Sewerage (chamber, lines, Septic Tank, STP)	10	0	0%	0	0	0
4	Storm Water Drains	10	0	0%	0	0	0
5	Landscaping & Tree Planting	46	0	0%	0	0	0
6	Street Lighting	10	0	0%	0	0	0
7	Community Buildings	100	0	0%	0	0	0
8	Treatment & Disposal of sewage and Sullage water/STP	0	0	0%	0	0	0
9	Solid Waste management & Disposal	0	0	0%	0	0	0
10	Water conservation, Rain water Harvesting	0	0	0%	0	0	0
11	Energy Management/Uses of Renewable Energy	0	0	0%	0	0	0



12	Fire Protection and Fire Safety Requirements	20	0	0%	0	0	0
13	Electrical Sub-Station, Control panel & Meter Room	0	0	0%	0	0	0
14	Receiving Station	0	0	0%	0	0	0
15	Plan of Development Work	20	0	0%	0	0	0
16	Emergency Evacuation Services	20	0	0%	0	0	0
17	Common Facilities in Basement	0	0	0%	0	0	0
18	Other, if any (Please Specify)	72	0	0%	0	0	0
	TOTAL	404					

3. We estimated the Total cost for completion of the project under reference as Rs. **40.10 Cr.** (Total of Column no. 3 in Table 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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure tillis Rs. **Zero** (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/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 Admsibile Cost Incurred for each of the Building/Wing/Block/Tower of the Real Estate Project is as per Table-A1, A2....

5.2) As on the date of this certificate, the percentage of Admsibile Cost Incurred with respect to each of the activities which are common to overall project details in the Table-B Q CATALYST- LICENSE NO-115523/1

For Q CATALYST

Yours Faithfully

MOHD
 Authorised Signatory

Signature & Name (MOHD SHOEIB) of Engineer

Q.CATALYST

LICENSE NO-M/115523/1

DATE-21-11-2025

Mobile No. 9891416846

Email ID :