



Information as on 18.04.2026

Subject: Certificate of Registration for Construction and Development of the Project "Cosmos Corner" situated on Plot No. 7B/GH-01, Siddharth Vihar Yojna, Ghaziabad 201009, Uttar Pradesh demarcated by its boundaries 24 Meter Road to the East, Other Plot to the North and 18 meter wide Road to the South and other Property to the West, Competent Development Authority Uttar Pradesh Awam Vikash Parishad (UPAVP) admeasuring 22582 Sq. Mtr being developed by Cosmos Reit Pvt. Ltd. [Promoter Id - UPRERAPRM460747]

I, Maqsud E Nazar have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project "Cosmos Corner" UPRERA ID _____, situate on the Group Housing Plot No. 7B/GH-01, Siddharth Vihar, Ghaziabad 201009, Uttar Pradesh Competent/ Development Authority Uttar Pradesh Awam Vikash Parishad (UPAVP) admeasuring 22582 sq.mts area being developed by Cosmos Reit Pvt. Ltd. [Promoter Id - UPRERAPRM460747]

1. Following technical professionals are appointed by Promoter: -
- (i) Mr. Aalhad Pandey as Architect for N+U Design Studio.
 - (ii) Mr. Maqsud E Nazar as Structural Consultant for M/s NNC Design International.
 - (iii) Mr. Anand Havelia as MEP Consultant for M/s CESPL Consultants Pvt. Ltd.
 - (iv) Mr. Mohan S Bhardwaj as Site Incharge.

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the 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							
Building/Wing/ Block /Tower Number or Name		Balabhadra					
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	126.67	NA	NA	NA	NA	-
2	Total Number of Basement and Plinth	1500	NA	NA	NA	NA	-
3	Total Number of Podiums	-					-
4	Stilt Floor	1466.67	NA	NA	NA	NA	-
5	Total Number of Slabs of Super Structure	9500	NA	NA	NA	NA	-

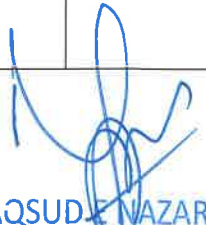
NNC DESIGN INTERNATIONAL
CONSULTING ENGINEERS

MAQSUD ENAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer (India)
Registration No. AM/089710/0

6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	966.67	NA	NA	NA	NA	-
7	Sanitary Fittings within the Flat/Premises,	1160	NA	NA	NA	NA	-
8	Electrical Fitting within the Flat/Premises	1290	NA	NA	NA	NA	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	966.67	NA	NA	NA	NA	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1000.67	NA	NA	NA	NA	-
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.	1050	NA	NA	NA	NA	-
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.	81.25	NA	NA	NA	NA	-
TOTAL		19108.6					

MAQSUD EWAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer (India)
Registration No. AM/089710/0

Table - A2							
Building/Wing/ Block /Tower Number or Name		Subhadra					
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	126.67	NA	NA	NA	NA	-
2	Total Number of Basement and Plinth	1500	NA	NA	NA	NA	-
3	Total Number of Podiums	-					-
4	Stilt Floor	1466.67	NA	NA	NA	NA	-
5	Total Number of Slabs of Super Structure	9500	NA	NA	NA	NA	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	966.67	NA	NA	NA	NA	-
7	Sanitary Fittings within the Flat/Premises,	1160	NA	NA	NA	NA	-
8	Electrical Fitting within the Flat/Premises	1290	NA	NA	NA	NA	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	966.67	NA	NA	NA	NA	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1000.67	NA	NA	NA	NA	-
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.	1050	NA	NA	NA	NA	-


MAQSUD NAZAR
 M. Tech (Structures), Ph.D. (Structure)
 Chartered Engineer (India)
 Registration No. AM/089710/0

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.	81.25	NA	NA	NA	NA	-
TOTAL		19108.6					


Table - A3							
Building/Wing/ Block /Tower Number or Name		Jagannath					
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	126.67	NA	NA	NA	NA	-
2	Total Number of Basement and Plinth	1500	NA	NA	NA	NA	-
3	Total Number of Podiums	-	NA	NA	NA	NA	-
4	Stilt Floor	1466.67	NA	NA	NA	NA	-
5	Total Number of Slabs of Super Structure	9500	NA	NA	NA	NA	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	966.67	NA	NA	NA	NA	-
7	Sanitary Fittings within the Flat/Premises,	1160	NA	NA	NA	NA	-
8	Electrical Fitting within the Flat/Premises	1290	NA	NA	NA	NA	-



MAQSUD E. M. ZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer (India)
Registration No. AM/089710/0

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	966.67	NA	NA	NA	NA	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	1000.67	NA	NA	NA	NA	-
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.	1050	NA	NA	NA	NA	-
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.	81.25	NA	NA	NA	NA	-
TOTAL		19108.6					

Table - A4							
Building/Wing/ Block /Tower Number or Name		Commercial					
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


MAQSUD E NAZAR
 M. Tech (Structures), Ph.D. (Structure)
 Chartered Engineer (India)
 Registration No. AM/089710/0

							expenditure (Column No. 7 /Column No. 3)
1	Excavation	70	NA	NA	NA	NA	-
2	Total Number of Basement and Plinth	100	NA	NA	NA	NA	-
3	Total Number of Podiums	-	NA	NA	NA	NA	-
4	Stilt Floor	200	NA	NA	NA	NA	-
5	Total Number of Slabs of Super Structure	1500	NA	NA	NA	NA	-
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100	NA	NA	NA	NA	-
7	Sanitary Fittings within the Flat/Premises,	20	NA	NA	NA	NA	-
8	Electrical Fitting within the Flat/Premises	40	NA	NA	NA	NA	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	200	NA	NA	NA	NA	-
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	NA	NA	NA	NA	-
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.	100	NA	NA	NA	NA	-

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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.	81.25	NA	NA	NA	NA	-
TOTAL		2561.25					

(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

1	2	3	4	5	6	7	8 (in Rs Lac)
S.No	Internal/External Development Work (Common Facilities)	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	300	NA	NA	NA	NA	-
2	Water Supply/Drinking Water Facilities	250	NA	NA	NA	NA	-
3	Sewerage (chamber, lines, Septic Tank, STP)	280	NA	NA	NA	NA	-
4	Storm Water Drain	320	NA	NA	NA	NA	-
5	Landscaping & Tree Planting	290	NA	NA	NA	NA	-
6	Street Lighting	310	NA	NA	NA	NA	-
7	Community Buildings	275	NA	NA	NA	NA	-


MAQSUDE NAZAR
 M. Tech (Structures), Ph.D. (Structure)
 Chartered Engineer (India)
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8	Treatment & Disposal of Sewage and Sullage water /STP	325	NA	NA	NA	NA	-
9	Solid Waste Management & Disposal	280	NA	NA	NA	NA	-
10	Water Conservation, Rainwater Harvesting	310	NA	NA	NA	NA	-
11	Energy Management/Use of Renewable Energy	50	NA	NA	NA	NA	-
12	Fire Protection and Fire Safety Requirements	380	NA	NA	NA	NA	-
13	Electrical Sub Station, Control Panel & Meter Room	500	NA	NA	NA	NA	-
14	Receiving Station	100	NA	NA	NA	NA	-
15	Plan of Development Works	20	NA	NA	NA	NA	-
16	Emergency Evacuation Services	50	NA	NA	NA	NA	-
17	Common Facilities in Basement	500	NA	NA	NA	NA	-
18	Others, if any (please specify)	600	NA	NA	NA	NA	-
	TOTAL	5140					

3. We estimate the Total Cost for completion of the project under reference as Rs.650,27,41,939 (Total of column no. 3 in Tables A1, A2, A3, A4 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.

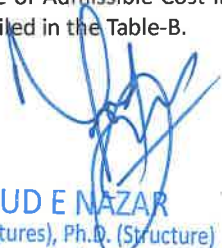
4. The admissible expenditure till NA is Rs. NIL (Total of column no. 7 in Tables A1, A2, A3, A4 and Table B)).

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, A3, A4.

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
Maqsud E Nazar
Mobile No. 9818033181
Email ID. nnc.mail7@gmail.com


MAQSUD E NAZAR
M. Tech (Structures), Ph.D. (Structure)
Chartered Engineer (India)
Registration No. AM/089710/0