

ENGINEER'S CERTIFICATE

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

Date: 11/02/2026

Information as on 05/01/2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project Meadows Vista Phase-II situate in Khasra No/ Plot no240 Village / Sector Morta TehsilSadar Competent / Development Authority Ghaziabad Development Authority District Ghaziabad PIN 201003 admeasuring 29443.02 sq.mts. area being developed by M/s. Value Infracon India Pvt. Ltd. Phase-I (Tower- A, B, C & D) of the project has been completed which is functional and in-use. Balance part area is being completed now (Meadow Vista Phase-II Tower- E, F, G & H) for which the details are given. The land areas for Phase-I is 14780 sqm and for Phas-II is 14790 sqm as per land purchase documents.

I/We Aman Deep have undertaken assignment as Engineer for certifying the amount incurred for the work done on the project Meadows Vista Phase-II situate on the Khasra No/ Plot no. 240 of village Morta tehsil Sadar competent/ development authority Ghaziabad Development Authority District Ghaziabad PIN 201003 admeasuring 29443.02 sq.mts area being developed by M/s. Value Infracon Pvt. Ltd. Phase-I (Tower- A, B, C & D) of the project has been completed which is functional and in-use. Balance part area is being completed now (Meadow Vista Phase-II Tower- E, F, G & H) for which the details are given. The land areas for Phase-I is 14780 sqm and for Phas-II is 14790 sqm as per land purchase documents.

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

- Ar Jitendra Kumar Das as Licensed Surveyor / Architect
- Er Aman Deep as Structural Engineer
- Er Anil Shakya (of M/s. elMech India Engineers) as MEP Consultant
- Er Manish Kumar Patel as Site Supervisor

2. The project is 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:

3. We estimated the total cost for completion of the project under refrence as Rs. 8100 Lakh (Total of S.No. 1 in Table A & B) including cost of developemnt of common facilities + 1920 Lakh the land cost. The estimated Total cost of the project is with refrence to the Civil, MEP and all allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competant Authority under whose jurisdiction the previously menioned project is being implemented.

4. The actual cost incurred till date 05/01/2026 has been spent by the developer before the project entered into NCLT. After taking over as per the NCLT order, spending of 681 Lakh has been done to preserve the structure, strengthening and repairs of building elements and cleaning the project site.

5. The Total cost for the completion of the project is 8100 Lakh and 1920 Lakh is the Land cost. Out of the total cost for the completion of the project i,e 8100 Lakh, the Balance cost of completion of the Civil, MEP and all Allied works of the building(s) of the subject project to obtain Occupation certificate/ Completion certificate from the

Competant Authority is estimated at Rs. 7419 Lakh (Total of Estimated Cost 8100Lakh in Table A & B - Incurred cost of 681 Lakh).

6. I certify that the cost of Civil, MEP and All allied works for the Aforesaid Project as completed on the 05.01.2026 is given in Table A & B below:

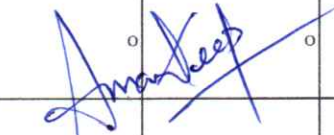
(in Rs Lac)

Table - A

Table - A							
Building/Wing/ Block /Tower Number or Name							
1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost (In Lakhs)	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)
Block-E							
1	Excavation	0	0	100	0	0	0
2	Total 2 Basements	150	120	80	120	120	80
3	Total Number of Podiums	-	-	-	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of 14 Slabs of Super Structure	150	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	250	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	150	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	150	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	40	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	178.75	0	0	0	0	0

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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.	95.00	0.00	0.00	0.00	0.00	0.00
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.	150	0	0	0	0	0
Block-F							
1	Excavation	0	0	100	0	0	0
2	Total 2 Basements	150	120	80	120	120	80
3	Total Number of Podiums	-	-	-	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of 14 Slabs of Super Structure	150	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	250	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	150	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	150	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	40	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	178.75	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.	95.00	0.00	0.00	0.00	0.00	0.00
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.	150	0	0	0	0	0
Block-G							
1	Excavation	0	0	100	0	0	0
2	Total Number of 2 Basements	150	120	80	120	120	80
3	Total Number of Podiums	-	-	-	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of 13 Slabs of Super Structure	150	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	250	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	150	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	150	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	40	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	178.75	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.	95	0	0	0	0	0


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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.	150	0	0	0	0	0
Block-H							
1	Excavation	0	0	100	0	0	0
2	Total Number of 2 Basement	150	120	80	120	120	80
3	Total Number of Podiums	-	-	-	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of 12 Slabs of Super Structure	150	0	0	0	0	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	250	0	0	0	0	0
7	Sanitary Fittings within the Flat/Premises,	150	0	0	0	0	0
8	Electrical Fitting within the Flat/Premises	150	0	0	0	0	0
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	40	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	178.75	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.	95	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.	150	0	0	0	0	0
TOTAL		5255	480	9.13	480	480	9.13

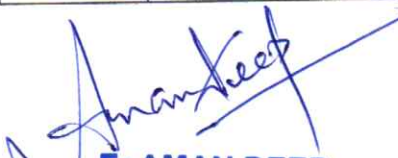

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Table - B
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

							(in Rs Lac)
1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost (In Lakhs)	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	60.00	0.00	0.00	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	10.00	0.00	0.00	0.00	0.00	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	60.00	0.00	0.00	0.00	0.00	0.00
4	Storm Water Drain	20.00	0.00	0.00	0.00	0.00	0.00
5	Landscaping & Tree Planting	50.00	0.00	0.00	0.00	0.00	0.00
6	Street Lighting	10.00	0.00	0.00	0.00	0.00	0.00
7	Community Buildings	280.00	0.00	0.00	0.00	0.00	0.00
8	Treatment & Disposal of Sewage and Sullage water /STP	15.00	0.00	0.00	0.00	0.00	0.00
9	Solid Waste Management & Disposal	30.00	0.00	0.00	0.00	0.00	0.00
10	Water Conservation, Rainwater Harvesting	50.00	0.00	0.00	0.00	0.00	0.00
11	Energy Management/Use of Renewable Energy	50.00	0.00	0.00	0.00	0.00	0.00
12	Fire Protection and Fire Safety Requirements	200.00	0.00	0.00	0.00	0.00	0.00
13	Electrical Sub Station, Control Panel & Meter Room	240.00	0.00	0.00	0.00	0.00	0.00
14	Non-Tower Basement Area for Parking	1280.00	201.00	15.70	201.00	201.00	0.16
15	Guard Room, Boundary Wall, Gate	190	0	0	0	0	0
16	Commercial Building	300	0	0	0	0	0
	TOTAL	2845.00	201.00	7.07	201.00	201.00	7.07

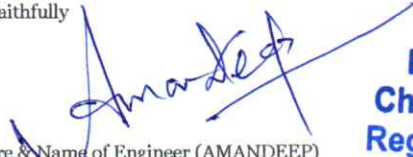
We estimate the Total Cost for completion of the project under reference as Rs.8100 lakhs including cost of development of common facilities (i.e total of 7419 Lakh the Balance cost and 681 lakh the incurred cost). The estimated Total Cost of project is with reference to the Civil, MEP and allied works 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.

The admissible expenditure on project (attributable to the project cost) till 05.01.2026 is Rs 681 lakh.

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 -

- 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-A
- 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 of Engineer (AMANDEEP)
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