

ENGINEER'S CERTIFICATE

Date: 27th June 2026

Information as of 27th June 2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project EPIC Provisional Project Registration No. 2064489, situated in Village /Plot No. 8/Com 2, 3 & 4, Siddharth Vihar, Sector 8, Tehsil Ghaziabad, Competent / Development Authority Uttar Pradesh Awas Evam Vikas Parishad District Ghaziabad PIN 201009, admeasuring 4000.88 sq.mts. area being developed by M/s Jindalsons Infratex Private Limited [Promoter ID - IDUPRERAPRM482873]

I Mohit Ahuja have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project EPIC situate on the Khasra No/ Plot no 8/Com 2, 3 & 4 of village Siddharth Vihar Tehsil Ghaziabad Competent/ Development Authority Uttar Pradesh Awas Evam Vikas Parishad District Ghaziabad PIN 201009 admeasuring 4000.88 sq.mts area being developed by **M/s Jindalsons Infratex Private Limited [Promoter Id - IDUPRERAPRM482873]**.

1. The following technical professionals are appointed by Promoter: -

- (i) Shri Tushar Gaur as Architect for M/s Studio Rhizome
- (ii) Shri Abhimanyu Goel as Structural Consultant for M/s Benztower Consulting Engineers
- (iii) Shri Anurag Verma as MEP Consultant M/s Exotech Engineers
- (iv) Shri Ashok Kumar Gupta as Site Supervisor

2. The project is still ongoing. We have estimated the cost of completing the civil, MEP, and allied works for the project's Plotted Development/Building(s)/Wing(s)/Block(s)/Tower(s). 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		EPIC					
1	2	3	4	5	6	7	8
S.N o	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	10.91	NA	NA	NA	NA	-
2	Total Number of Basement and Plinth	856.78	NA	NA	NA	NA	-
3	Total Number of Podiums	-	NA	NA	NA	NA	-
4	Stilt Floor	-	NA	NA	NA	NA	-
5	Total Number of Slabs of Super Structure	997.40	NA	NA	NA	NA	-

MOHIT AHUJA
B. Tech M. (Plan)
Civil Engineer
T-11, Usha Chambers
Ashok Vihar, New Delhi - 110052

Mohit Ahuja

B.Tech Civil Engineering, M. Plan

6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	63.36	NA	NA	NA	NA	-
7	Sanitary Fittings within the Flat/Premises,	167.13	NA	NA	NA	NA	-
8	Electrical Fitting within the Flat/Premises	689.41	NA	NA	NA	NA	-
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	381.20	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	52.23	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.	304.04	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.	6.08	NA	NA	NA	NA	-
TOTAL		3,528.54					

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.N o	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	23.32	NA	NA	NA	NA	-
2	Water Supply/Drinking Water Facilities	18.45	NA	NA	NA	NA	-

MOHIT AHUJA
B. Tech M. (Plan)
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T-11, Usha Chambers,
Ashok Vihar, New Delhi - 110052

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B.Tech Civil Engineering, M.Plan

3	Sewerage (chamber, lines, Septic Tank, STP)	25.77	NA	NA	NA	NA	-
4	Storm Water Drain	25.23	NA	NA	NA	NA	-
5	Landscaping & Tree Planting	1.69	NA	NA	NA	NA	-
6	Street Lighting	5.82	NA	NA	NA	NA	-
7	Community Buildings	-	NA	NA	NA	NA	-
8	Treatment & Disposal of Sewage and Sullage water /STP	11.05	NA	NA	NA	NA	-
9	Solid Waste Management & Disposal	-	NA	NA	NA	NA	-
10	Water Conservation, Rainwater Harvesting	7.61	NA	NA	NA	NA	-
11	Energy Management/Use of Renewable Energy	-	NA	NA	NA	NA	-
12	Fire Protection and Fire Safety Requirements	10.45	NA	NA	NA	NA	-
13	Electrical Sub Station, Control Panel & Meter Room	156.68	NA	NA	NA	NA	-
14	Receiving Station	-	NA	NA	NA	NA	-
15	Plan of Development Works	35.18	NA	NA	NA	NA	-
16	Emergency Evacuation Services	87.94	NA	NA	NA	NA	-
17	Common Facilities in Basement	42.84	NA	NA	NA	NA	-
18	Others, if any (please specify)	-	NA	NA	NA	NA	-
	TOTAL	452.01	-	-	-	-	-

3. We estimate the Total Cost for completion of the project under reference as Rs. 3,980.55 (Total of column no. 3 in Tables A1, A2 and Table B) including cost of development of common facilities. The estimated Total Cost of the project is with reference to the Civil, MEP and allied works required to be completed for obtaining an 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 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.....

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 the overall project is detailed in Table B.

MOHIT AHUJA
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Civil Engineer
T-11, Usha Chambers,
Ashok Vihar, New Delhi - 110052

Ahuja