

Annexure B

Engineer's Certificate		
Report for quarter ending		30th September 2025
Subject		Certificate of percentage of completion of construction work of the project at the end of the quarter:
1.	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the above-mentioned project as per the approved plans and approved structural drawings duly vetted by the proof consultant.	
Sr. No.	Particulars	Information
1.	Project/phase of the project	Industrial Plotted colony for 258.44 acres, Sector 3, Model Economic Township Limited.
2.	Location	Sector 3, Village Dadri Toi and Bir Dadri, District Jhajjar
3.	Licensed area in acres	776.9747 acres
4.	Area for registration in acres	258.44 acres
5.	HARERA Registration No.	Registration number 110 (a) of 2017 dated 02.11.2017 (276.006 acres) and Registration Number HRERA-PKL-JJR-1-2018 dated 28.03.2018 (8.125 acres), corrigendum HRERA-112-2020 dated 20.03.2020 & Corrigendum dated 03.03.2023 (258.44 acres)
6.	Name of licensee	Model Economic Township Limited
7.	Name of collaborator	Not applicable

	8.	Name of developer	Model Economic Township Limited
2.	Details related to inspection are as under		
	1.	Date of certifying of percentage of construction work/ site inspection	03.10.2025
	2.	Name of engineering firm/ individual	Surbana Jurong (India) Pvt Limited, 1 st floor, West wing, Novus tower, Plot no 18, Sector 18, Gurugram 122015 +91 124 4501100
	3.	Date of site inspection	03.10.2025

3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	Consultants	Name
	1.	Site engineer	Surbana Jurong (India) Pvt Limited, 1 st floor, West wing, Novus tower, Plot no 18, Sector 18, Gurugram 122015 +91 124 4501100
	2.	Structural consultant	Not applicable as it is a plotted colony
	3.	Proof consultant	Not applicable as it is a plotted colony
	4.	MEP consultant	Tata Consulting Engineers, Noida
	5.	Quantity surveyor	Surbana Jurong (India) Pvt Limited, 1 st floor, West wing, Novus tower, Plot no 18, Sector 18, Gurugram 122015 +91 124 4501100

4.	We have estimated the cost of the completion of the Civil, MEP and allied works, of the building(s) of the project/ phase for which occupation certificate/ completion certificate is to be obtained by the promoter. Our estimated cost calculations are based on the structural drawing/ plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by the quantity surveyor appointed by the developer/ engineer and the site inspection carried out by us.	
1.	Total estimated cost for completion of the development works in the aforesaid project under reference (Excluding Statutory charges & Land cost)	251.88 crores (Total of table A and table B)
2.	Estimated cost incurred till date (based on site inspection and amount incurred as per accounts & Excluding Statutory charges & Land cost)	225.43 crores
3.	The balance cost of completion of the civil work/ MEP and allied works of the building(s) of the project for obtaining occupation certificate/ completion certificate from department of Town & Country Planning, Haryana	26.44 crores
5.	The estimated total cost of project is with reference to the Civil work/ MEP and allied works required to be completed for the purpose of obtaining occupation certificate/ completion certificate for the building(s) from the Department of Town and country planning being the competent authority under whose jurisdiction the aforesaid project is being implemented.	
6.	The amount of estimated cost incurred so far has been calculated on the basis of amount of total estimated cost.	
7.	I certify that the project work has been executed as per compliance of standard engineering procedure, conforming to relevant BIS and as per prescribed norms.	
8.	I also certify that the work has been executed as per approved drawings, statutory/ mandatory approvals, Haryana Building Code, 2017/ National Building Code (wherever applicable) and the material used in the construction, infrastructure work and internal development works are as per the projected standard as envisaged in the registration and brochure, publication material and other documents shared with the buyers in this regard	

9.	I also certify that the cost of the civil work/ MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in table A and table B below;
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Date	11.10.2025	Yours faithfully,  NARENDRA KUMAR NARENDRA KUMAR Signature & name (in block letters) with stamp of engineering firm/ individual
Place	: Gurugram	
Local authority license No.	Lic 214 of 2022 valid upto 29/12/2027, Lic 43 of 2022 valid upto 12/04/2027, 08 of 2016 (74.9 acres) valid upto 25.07.2026, 107 of 2017 (8.125 acres) valid upto 21.12.2028 & 71 of 2019 (418.9 acres) valid upto 01.07.2029.	
Local authority license no. valid till (date)	Lic 214 of 2022 valid upto 29/12/2027, Lic 43 of 2022 valid upto 12/04/2027, 08 of 2016 (74.9 acres) valid upto 25.07.2026, 107 of 2017 (8.125 acres) valid upto 21.12.2028 & 71 of 2019 (418.9 acres) valid upto 01.07.2029.	

*Note	
1.	The scope of work is to complete entire real estate project as per drawings approved from time to time so as to obtain occupation certificate/ completion certificate.
2.	(*) Quantity survey can be done by office of engineer or can be done by an independent quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of engineer, the name of the person in the office of engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3.	The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4.	As this is estimated cost, any deviation in quantity required for development of the real estate project will result in amendment of the cost incurred/ to be incurred.
5.	All component of work with specifications are indicative and not exhaustive.

Table - A		
Building/ Tower No.		Not Applicable
Name of the building/ tower if any		Not Applicable
Percentage of work done with reference to total estimated cost (to be prepared separately for each building/ tower of the real estate project/ phase of the project)		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total estimated cost of the building/ tower as per registration No. _____ comes to	Not Applicable
2.	Total expenditure on the project/ phase	Not Applicable
3.	Percentage of work done with reference to total estimated cost	Not Applicable
4.	Balance estimate cost to be incurred on the project	Not Applicable
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (Table - C)	Not Applicable

Table – B			
Internal & External development works in respect of the entire project/ phase of the project			
Sr. No.	Particulars	Amount (Rs. in lacs)	
		External development works	Internal development works
1.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the	2,170.66	23,017.07

	Latest approved layout plan. (Excluding Statutory charges)		
2.	Expenditure incurred as on 30.09.2025 (Excluding Statutory charges)	1,149.87	21,393.52
3.	Work done in percentage (as percentage of the total estimated cost)	52.97%	92.95%
4.	Balanced cost to be incurred (based on estimated cost)	1,020.79	1,623.55
5.	Cost incurred on additional/ extra items as on _____ not included in the estimated cost (table-D)	NA	NA

Table – C		
EDC/ IDC etc in respect of the entire project/ phase of the project		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on _____ date of registration	EDC Not applicable, IDC Paid for ALL Licenses, IDC full amount paid
2.	EDC, IDC paid so far as on 30.09.2025	EDC Not applicable, IDC Paid for ALL Licenses, IDC full amount paid
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	EDC Not applicable, IDC Paid for ALL Licenses, IDC full amount paid
4.	Balance EDC/ IDC to be paid	EDC Not applicable, IDC Paid for ALL Licenses, IDC full amount paid

Table – D		
List of extra/ additional items executed with cost. (which were not part of the original estimate of total cost)		
Sr. No.	Particulars	Amount (Rs. in lacs)
1.	Total external development cost and infrastructure development charges as prescribed by the government as on date of registration	EDC Not applicable, IDC full amount paid

Note: (*) extend as per requirement

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1.	The % of work done	The % of estimated cost incurred	The deviation if any with remarks
2.	The % of the work done as on date	The % of work to be done by this time as per original projection	The deviation if any with remarks