NEGI & ASSOCIATES

AMIT NEGI
SE-0264, E-00121

Architect / Structural Engineer/Engineer

Type-II, Flat No.-6, Varun Niketan,
Pitampura, New Delhi-110034
M. No-8130224302, 9891341937

Annexure B

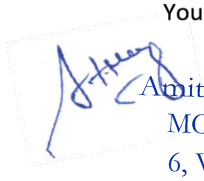
Engineer's Certificate			
Report for quarter ending			30th September 2025
Subject			Certificate of percentage of completion of construction work of the project at the end of the quarter:
1.	I/we have undertaken assignment as engineer for certifying percentage of completion of construction work of the 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	Tatva Estates
	2.	Location	Sector 99A, Gurugram
	3.	Licensed area in acres	5 Acres
	4.	Area for registration in acres	5 Acres
	5.	HARERA Registration No.	43 of 2023, dated 02.03.2023
	6.	Name of licensee	Alton Buildtech India Pvt Ltd
	7.	Name of collaborator	Alton Buildtech India Pvt Ltd
	8.	Name of developer	Alton Buildtech India Pvt Ltd
2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	30-09-2025
	2.	Name of engineering firm/ individual	NEGI & ASSOCIATES
	3.	Date of site inspection	30-09-2025

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3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Suraj Yadav
	2.	Structural consultant	Gian P. Mathur & Associates (P) Ltd.
	3.	Proof consultant	N/A
	4.	MEP consultant	SAN Design consultant & Saviram Engineering Consultant Pvt. Ltd.
	5.	Quantity surveyor	Rohit Kumar
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 building(s) in the aforesaid project under reference	Rs. 1,234.14 Lacs
	2.	Estimated cost incurred till date (based on site inspection)	Rs. 1363.16 Lacs
	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	Rs. 0.00 Lacs
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 **Directorate of Town and Country Planning, Haryana** 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.		

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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;

Date	: 30-09-2025	Yours faithfully,  Amit Negi Structure Engineer MCD Licence No. SE / 0264 6, Varun Niketan, Pitampura **Amit Negi** 9711743105
Place	: Gurugram	
Local authority license No.	: E/00121	
Local authority license no. valid till (date)	: DECEMBER/2026	

***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.

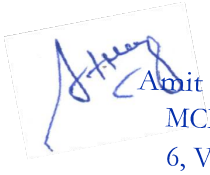

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Table – A	
Building/ Tower No.	Tatva Estates
Name of the building/ tower if any	Tatva Estates

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. 43 of 2023 comes to	0
2.	Total expenditure on the project/ phase	0
3.	Percentage of work done with reference to total estimated cost	0
4.	Balance estimate cost to be incurred on the project	0
5.	Cost incurred on additional/ extra items as on 30.09.2025 not included in the estimated cost (Table - C)	Nil

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 approved layout plan	-	1,234.14
2.	Expenditure incurred as on 30.09.2025	-	1363.16
3.	Work done in percentage (as percentage of the total estimated cost)	-	110.45%
4.	Balanced cost to be incurred (based on estimated cost)	-	0.00
5.	Cost incurred on additional/ extra items as on 30.09.2025 not included in the estimated cost (Table-D)	-	Nil

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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	708.17
2.	EDC, IDC paid so far as on 30.09.2025	773.75
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	100%
4.	Balance EDC/ IDC to be paid	0.00

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	NA

Note: (*) extend as per requirement

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