

Annexure B

Engineer's Certificate		
Report for quarter ending	31st December 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 580.722 acres, Sector- 4,5 & 7 Model Economic Township Limited.
	2.	Location
		Sector-4,5 & 7 Dadri Toe, Yakubpur & Sondhi, Tehsil Badli, District Jhajjar
	3.	Licensed area in acres
		1028.8875 acres
	4.	Area for registration in acres
		580.722 acres
	5.	HARERA Registration No.
		Registration Number: HRERA-PKL-JJR-195-2020 dated 19.03.2020 (66.081 acres) Corrigendum issued for 68.325 acres dated 30-04-2021 Registration Number: HRERA-PKL-JJR-195-2020 dated 19.03.2020 (66.081 acres) Corrigendum issued for 68.325 acres dated 30-04-2021 Registration number 135 of 2017 dated 28.08.2017 (88.725 acres) and

		Registration Number HRERA-PKL-JJR-6-2018 dated 27.04.2018 (472.3875 acres) & corrigendum HRERA-95-2020 dated 13.03.2020 and corrigendum HRERA-129-2021 dated 30.03.2021 (562.012 acres) & corrigendum item No. 183.14 dated 06.09.2022 (557.777 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	03.01.2026
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	03.01.2026

3.	Following technical professionals are appointed by promoter: - (as applicable)	
	Sr. No.	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	Surbana Jurong (India) Pvt Limited, 1 st floor, West wing, Novus tower, Plot no 18, Sector 18, Gurugram 122015 +91 124 4501100
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.	<p>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.</p>	
1.	Total estimated cost for completion of the development works in the aforesaid project under reference (Excluding Statutory charges & Land cost)	516.65 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)	429.46 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	87.19 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;

Date	11.01.2026	Yours faithfully,  NARENDRA KUMAR
Place	: Gurugram	
Local authority license No.	: Lic.64 of 2022 valid upto 23/05/2027, 16 of 2018 (817.225 Acres) Valid upto 22.02.2028, 129 of 2019 (105.86875 Acres) Valid upto 03.12.2024 (Extension Applied) and 11 of 2021 valid upto 11.03.2026	

Local authority license no. valid till (date)	: Lic.64 of 2022 valid upto 23/05/2027, 16 of 2018 (817.225 Acres) Valid upto 22.02.2028, 129 of 2019 (105.86875 Acres) Valid upto 03.12.2024 (Extension Applied) and 11 of 2021 valid upto 11.03.2026
---	--

*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.

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 latest approved layout plan (Excluding Statutory charges)	3,701.45	47,963.81
2.	Expenditure incurred as on 31.12.2025 (Excluding Statutory charges)	2,977.03	39,969.23
3.	Work done in percentage (as percentage of the total estimated cost)	80.43%	83.33%
4.	Balanced cost to be incurred (based on estimated cost)	724.42	7,994.58
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	EDC Not applicable. IDC Paid

	prescribed by the government as on date of registration	
2.	EDC, IDC paid so far as on 31.12.2025	EDC Not applicable. IDC Paid
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	EDC Not applicable. IDC Paid
4.	Balance EDC/ IDC to be paid	EDC Not applicable. IDC 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 lInd Instalment to be paid by 23/11/2022 for 29,78,381/-.

Note: (*) extend as per requirement

FOR OFFICE USE ONLY

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