Engineer's Certificate

Report for period ended on	30th June'2026
Subject	Certificate of percentage of completion of construction work of the project at the end of the

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	M2K Galleria-2
2.	Location	Sector-5 & 7A, Dharuhera, Distt-Rewari
3.	Licensed area in acres	65.849 Acres
4.	Area for registration in acres	1.227 Acres
5.	HRERA registration no.	HRERA-PKL-RWR-762-2025 dated 16-09-2025
6.	Name of licensee	Elite Homes Pvt. Ltd.
7.	Name of collaborator	NA
8.	Name of developer	Elite Homes Private Limited

2. **Details related to inspection are as under**

1.	Date of certifying of percentage of construction work/ site inspection	04-07-2026
2.	Name of engineering firm/ individual	Krishna Singh Kanyal
3.	Date of site inspection	04-07-2026

3. Following technical professionals are appointed by promoter: - (as applicable)

Sr. No.	Consultants	Name
1.	Site engineer	Krishna Singh Kanyal
2.	Structural consultant	NA
3.	Proof consultant	NA
4.	MEP consultant	NA
5.	Quantity surveyor	NA

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. 169.48 Lacs
2.	Estimated cost incurred till date (based on site inspection)	Rs. 97.53 Lacs

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	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. 71.95 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 HUDA 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		
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 :	04-07-2026	Yours Faithfully,
Place :	Gurugram	12/7/26
		Krishna Singh Kanyal
Local authority license no. :		
Local authority license no. valid till (date) :		

Table - A

Building/ tower no.	M2K Galleria-2
Name of the building/ tower if any	Plotted Project

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. HRERA-PKL-RWR-762-2025 comes to	818.75
2.	Total expenditure on the project/ phase	616.73
3.	Percentage of work done with reference to total estimated cost	75.33%
4.	Balance estimate cost to be incurred on the project	202.02
5.	Cost incurred on additional/ extra items as on 30-06-2026 not included in the estimated cost (Table - D)	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 (Rs. In Lacs)	Internal development works
1.	Total estimated cost of development works including amenities and facilities in the project/ phase as per the approved layout plan as on 30-06-2026	169.48	NIL
2.	Expenditure incurred as on 30-06-2026	97.53	NIL
3.	Work done in percentage (as percentage of the total estimated cost)	57.55%	NIL
4.	Balanced cost to be incurred (based on estimated cost)	71.95	NIL
5.	Cost incurred on additional/ extra items as on 30-06-2026 not included in the estimated cost (table-D)	NIL	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	177.99
2.	EDC, IDC paid so far as on 30-06-2026	177.99
3.	EDC, IDC paid in terms of percentage of total EDC, IDC, etc.	100.00%
4.	Balance EDC/ IDC to be paid	0

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	NIL

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

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