SAI ASSOCIATES
Er. Rajeev Ranjan Singh
B. Tech. (Civil)
MIE (INDIA) AM758910
Chartered, Civil Engineering (India)
Registered Valuer PNB
CONSULTANT CIVIL ENGINEER
DMC/ENG/0032/17, MADA/ENG/0004/19
IOV - A:29031
PLANNER, DESIGNER, VALUATION, DEVELOPER
R. K. Nagar, Nawadih, Near Om Kar City,
Binod Bihari Chowak, Dhanbad
Mob. : 9835815638, 6202360891
rajeev7sai@gmail.com

Annexure B

Engineer's Certificate[1]

Report for quarter ending	30th September-26
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	Hero Homes
2.	Location	Sector -104, Dwarka Expressway, Gurugram, Haryana
3.	Licensed area in acres	9.053 Acres out of Total Site area of 34.0229 Acres
4.	Area for registration in acres	**9.053 acres** (includes area of Residential Tower 8, which shall be developed in future as a separate phase)
5.	HARERA registration no.	RC/REP/HARERA/GGM/2018/24
6.	Name of licensee	Juventus Estates Ltd. Mabon Properties Ltd. Mariana Infrastructure Ltd.
7.	Name of collaborator	Vikas Parks Private Limited
8.	Name of developer	Vikas Parks Private Limited

[1]On the letter head of the engineer firm

RAJEEV RANJAN SINGH
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Annexure B

2.	**Details related to inspection are as under**		
	1.	Date of certifying of percentage of construction work/ site inspection	**13.10.2026**
	2.	Name of engineering firm/ individual	**Mr. Rajeev Ranjan Singh**
	3.	Date of site inspection	**07.10.2026**
3.	Following technical professionals are appointed by promoter: - (as applicable)		
	Sr. No.	**Consultants**	**Name**
	1.	Site engineer	Mr. Rakesh Soothwal
	2.	Structural consultant	M/s Optimization Consultants
	3.	Proof consultant	IIT – Bombay
	4.	MEP consultant	M/s Serene Designs
	5.	Quantity surveyor	Mr. Rajeev Ranjan Singh
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. 52332 lacs
	2.	Estimated cost incurred till date (based on site inspection)	Rs. 52332 lacs

RAJEEV RANJAN SINGH
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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. 0 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 DTCP 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 30st September 2026 is as given in table A and table B below;		

Date	:13.10.2026	Yours faithfully, Signature & name (in block letters) with stamp of engineering firm/ individual
Place	: Delhi	
Local authority license no.	: CE No.AM-1758910	

RAJEEV RANJAN SINGH
Digitally signed by RAJEEV RANJAN SINGH
Date: 2026.10.13 16:30:10 +05'30'

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Annexure B

Local authority license no. valid till (date)	:

***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.	Residential Tower 1 to 7, Convenient Shopping – 1& 2, Community Building
Name of the building/ tower if any	**NA**
Percentage of work done with reference to total estimated cost	

Sr. No.	**Particulars**	**Amount (Rs. in lacs)**
1.	Total estimated cost of the building/ tower as per registration no. RC/REP/HARERA/GGM/2018/24 comes to	40418 Lacs
2.	Total expenditure on the project/ phase till 30th Sep-26	40418 Lacs

RAJEEV RANJAN SINGH
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Annexure B

3.	Percentage of work done with reference to total estimated cost	100%
4.	Balance estimate cost to be incurred on the project	0 Lacs
5.	Cost incurred on additional/ extra items as on 30th Sep-26 not included in the estimated cost (Table - C)	1305 lacs

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 as on 30th September 2026 date	NA	11914 Lacs
2.	Expenditure incurred as on 30th Sep-26		11914 Lacs
3.	Work done in percentage (as percentage of the total estimated cost)		100%
4.	Balanced cost to be incurred (based on estimated cost)		0 Lacs
5.	Cost incurred on additional/ extra items as on 30th Sep 2026 not included in the estimated cost (table-D)		1305 Lacs

Table – C

RAJEEV RANJAN SINGH
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Date: 2026.10.13 16:30:32 +05'30'

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Annexure B

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 (including IAC) as prescribed by the government as on 30th Sep 2026 date of registration	6431
2.	EDC, IDC paid so far as on 30th Sep 2026 (including IAC)	6429
3.	EDC, IDC, IAC paid in terms of percentage of total EDC, IDC, IAC etc.	99.97%
4.	Balance EDC/ IDC/IAC to be paid	02

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 additional cost incurred other than estimated as on 30th Sep 2026	1305 Lacs

Note: (*) extend as per requirement

"Project Hero Homes (Tower- 1 to 4) and Basement 1 & 2 are 100% Completed and occupancy Certificates having

OC No.-ZP-968-Loose/SD(RD)/2025/2603 has been received on dated 20th January 2025"

"Project Hero Homes (Tower- 5 to 7) and Nursery school (under Tower-6), Convenient shopping- 1 & 2 are 100% Completed and occupancy Certificates having OC No.-ZP-968-Loose Vol.-1 /SD(RD)/2026/660 has been received on dated 7th January 2026."ss

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1.	The % of work done	The % of estimated cost incurred	The deviation if any with remarks

RAJEEV RANJAN SINGH
Digitally signed by RAJEEV RANJAN SINGH
Date: 2026.10.13 16:30:44 +05'30'

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Annexure B

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

RAJEEV RANJAN SINGH
Digitally signed by RAJEEV RANJAN SINGH
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