

REG-2

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date: 07.05.2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project Sobha Aurum <Project Registration No- to be applied> situated at Plot No. B-255, Sector-36, Greater Noida, Uttar Pradesh, Competent/Development Authority "Greater Noida Industrial Development Authority", District Gautam Buddh Nagar, admeasuring 14001 sq.mts. area being developed by Sobha Limited (Promoter Id- UPRERAPRM361331

I, Ouseppachan C. Ambooken have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Sobha Aurum <Project ID- to be applied situated on the Plot no. B-255, Sector-36, Greater Noida, Uttar Pradesh, Greater Noida Industrial Development Authority District Gautam Buddh Nagar PIN-201310, admeasuring 14001 sq.mts area being developed by Sobha Limited <Promoter Id- UPRERAPRM361331>.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

- Following technical professionals were consulted for verification/ certification of the cost:-
 - Shri Venkatesh Gudi as Architect
 - Shri Ouseppachan C. Ambooken as Structural Consultant
 - Shri Prasanna Venkatesh & Shri Devaraja H as MEP Consultant
 - Shri Shailesh as Site Supervisor
- The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project Sobha Aurum. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate the Total Cost for completion of the project under reference as Rs. 53,663.83 Lacs (Total of S.No. 1 in Tables A1, A2 and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
- The estimated actual cost incurred till date 07.05.2025 is calculated at Rs. 0 (Total of S. No. 2 in Tables A1, A2 and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.
- The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 53,663.83 Lacs (Total of S.No. 4 in Tables A1, A2 and B).

Mr. OUSEPPACHAN C AMBOOKEN
Associate Vice President
M/s. SOBHA LIMITED
IE(I) Membership No.-M-1801060

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 07th May-2025 date is as given in Tables A1, A2 and B below :

TABLE – A1
Building/Wing/Tower Number-1 of “Sobha Aurum”

Sr. No.	Particulars	Amount (In Rs. Lac)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	18,975.98
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	18,975.98
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

TABLE – A2
Building/Wing/Tower Number-2 of “Sobha Aurum”

Sr. No.	Particulars	Amount (In Rs. Lac)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	18,447.99
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	0
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	18,447.99
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

X
Mr. OUSEPPACHAN C AMBOOKEN
Associate Vice President
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TABLE – B
Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs. Lac)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	16,239.86
2	Cost incurred as on (based on the actual cost incurred as per records)	0
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	16,239.86
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	0%

Yours Faithfully



Signature of Engineer

Name of Engineer: **OUSEPPACHAN C. AMBOOKEN**

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Aadhar No. **5304 6730 1277**

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Licence Authority No.: IE(I) Membership No- **M-1801060**.

Mr. OUSEPPACHAN C AMBOOKEN
Associate Vice President
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