

## Prakash Kumar Choudhary

Architects | Engineers | Valuers

(Chartered Engineer- M-1760232)

C-18, Second Floor, Omaxe City Center, Sector 49, Gurgaon, Haryana 122018

FORM-R

### ENGINEER'S CERTIFICATE

No. GDPL/PCA-GGN/25-26/CHE/G-02

Date: 31-Dec-2025

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

Certificate of Percentage of Completion of Construction Work for "The G" Project situated on the Plot No. C3-D, Sector 129, Noida 201304, Uttar Pradesh, No. of Building(s)/ 1 (One) Block/Building of the Project [UP RERA Under Process] situated on the Plot No. C3-D, Sector 129, Noida 201304, Uttar Pradesh Demarcated by its boundaries

**Subject:** (latitude and longitude of the end points) **28° 30' 31.406" N** (to the North to the South) **77° 23' 11.389" E** (to the East to the West) Noida, District Gautam Budh Nagar Competent Authority / New Okhla Industrial Development Authority, Noida, District Gautam Budh Nagar 201304 admeasuring 10,365 Square Meters of plot area being developed by Gulshan Homes and Infrastructure Private Limited.

I, **Prakash Kumar Choudhary**, have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the Project situated on the Plot No. C3-D, Sector 129, Noida 201304, Uttar Pradesh, No. of Building(s)/ 1 (One) Block/Building of the Project situated on the Plot No. C3-D, Sector 129, Noida 201304, Uttar Pradesh, District Gautam Budh Nagar Competent Authority / New Okhla Industrial Development Authority, Noida, District Gautam Budh Nagar 201304 admeasuring 10,365 Square Meters of plot area being developed by Gulshan Homes and Infrastructure Private Limited.

**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.**

- 1 Following technical professionals were consulted by me for verification /for certification of the cost:
  - (i) M/s **CONFLUENCE CONSULTANCY SERVICES** as Architect
  - (ii) M/s **TPC TECHNICAL PROJECTS CONSULTANTS (P) LTD.** as Structural consultant
  - (iii) M/s **AEON INTERGRATED BUILDING.** as MEP Consultant
  - (iv) Shri **Madan Kumar Sharma** as Project Head/Site Incharge

- 2 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. 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.

- 3 We estimate the Total Cost for completion of the project under reference as **Rs. 511.57 Crores** (Total of S.No. 1 in Tables- A 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.

- 4 The estimated actual cost incurred till date is calculated at **Rs. 39.26 Crore** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

- 5 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. 472.31 Crores** (Total of S.No. 4 in Tables A and B).

- 6 I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **31 December 2025** date is as given in Tables A and B below :



**Table A**

Building/ Wing/ Tower 01

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

| S.No.                                                                               | Particulars                                                                                                                                  | Amounts (In Crore) |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1                                                                                   | Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost) | 332.52             |
| 2                                                                                   | Cost incurred as on Date (Based on the actual cost incurred as per records)                                                                  | 39.26              |
| 3                                                                                   | Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1)                                                      | 11.81%             |
| 4                                                                                   | Balance Cost to be incurred (Based on Estimated Cost) (1-2)                                                                                  | 293.26             |
| 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 )            | 11.81%             |
| (Enclose separate sheets for the cost calculations for each unit/building or tower) |                                                                                                                                              |                    |

**TABLE B**

Internal &amp; External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

| S.No.                                              | Particulars                                                                                                                                                                                                           | Amounts (In Crore) |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 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). | 179.05             |
| 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 )                                                                                                                               | 0.00%              |
| 4                                                  | Balance Cost to be Incurred (Based on Estimated Cost) (1-2)                                                                                                                                                           | 179.05             |
| 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 )                                                                                       | 0.00%              |
| (Enclose separate sheet for the cost calculations) |                                                                                                                                                                                                                       |                    |

Signature of Chartered Engineer

Name PRAKASH KUMAR CHOUDHARY

Address C-18, Second Floor, Omaxe City Center, Sector 49, Gurgaon, Haryana 122018

Aadhar No.

PAN No.

**Annexure A**

List of Extra / Additional Items executed with Cost  
(which were not part of the original Estimate of Total Cost)

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) OF L.S./Architect  
(License NO.....)

