PRAKASH CHOUDHARY & ASSOCIATES
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Form-REG-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. GDPL/PCA-GGN/26-27/CHE/G-03 Date:06-July-2026

Information as on 30-June-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project 'The G', Project Registration No- UPRERAPRJ794678/09/2024, situate in Village / Sector Plot No. C3-D, Sector 129,Tehsil- Dadri , Competent / Development Authority- NOIA, District Gautam Buddha Nagar PIN-201304, admeasuring 10365 sq.mts. area being developed by Gulshan Homes and Infrastructure Pvt. Ltd.

I/We **Prakash Kumar Choudhary** have undertaken assignment as Chartered Engineer for certifying the amount incurred for the work done on the project **'The G'** UPRERAPRJ794678/09/2024, situate on the Khasra No/ Plot no C3-D of village Jaypee Wish Town, Sector-129, Tehsil-Dadri, Competent/ Development Authority- **NOIDA**, District-**Gautam Buddha Nagar**, PIN-201304 admeasuring **10365 sq.mts** area being developed by **Gulshan Homes and Infrastructure Pvt. Ltd.**

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 **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 Plotted Development/ Building(s)/Wing(s)/Block(s)/Tower(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 is given in following Table A and Table B:

(in Rs Lac)

Table - A

Tower Number -01

1	2	3	4	5	6	7	8
S.No	Task / Activity	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Excavation	419.49	400.18	95%	398.51	398.51	95%
2	Total Number of Basement and Plinth	10,854.86	6,584.82	28%	3,029.78	3,029.78	28%
3	Total Number of Podiums	-	-	0%	-	-	0%
4	Stilt Floor	-	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	22,068.88	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3,708.80	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	629.23	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	629.23	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	783.62	-	0%	-	-	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	838.97	-	0%	-	-	0%
11	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	838.97	-	0%	-	-	0%
12	Compliance to conditions of environmental/Fire NOC, Electric safety certificate,Installation of lifts as per provisions of Lift Act 2024, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate	1,176.68	1,083.74	50%	588.34	588.34	50%
	TOTAL	41,948.74	8,068.74		4,016.63	4,016.63	

PRAKASH KUMAR CHOUDHARY M-1760232 Chartered Engineer

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

(in Rs Lac)

1	2	3	4	5	6	7	8
S.No	Internal/External Development Work (Common Facilities)	Total Estimated Cost	Amount incurred till now	% of work done as per latest REG-1	Expenditure computed as per REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of Column 4 and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column No. 7 /Column No. 3)
1	Internal Roads & Footpaths	918.59	-	0%	0	-	0%
2	Water Supply/Drinking Water Facilities	369.67	-	0%	0	-	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	459.29	-	0%	0	-	0%
4	Storm Water Drain	369.67	-	0%	0	-	0%
5	Landscaping & Tree Planting	369.67	-	0%	0	-	0%
6	Street Lighting	179.24	-	0%	0	-	0%
7	Community Buildings	918.59	-	0%	0	-	0%
8	Treatment & Disposal of Sewage and Sullage water /STP	739.35	-	0%	0	-	0%
9	Solid Waste Management & Disposal	739.35	-	0%	0	-	0%
10	Water Conservation, Rainwater Harvesting	459.29	-	0%	0	-	0%
11	Energy Management/Use of Renewable Energy	459.29	-	0%	0	-	0%
12	Fire Protection and Fire Safety Requirements	649.73	-	0%	0	-	0%
13	Electrical Sub Station, Control Panel & Meter Room	1,008.20	-	0%	0	-	0%
14	Receiving Station	459.29	-	0%	0	-	0%
15	Plan of Development Works	649.73	-	0%	0	-	0%
16	Emergency Evacuation Services	179.24	-	0%	0	-	0%
17	Common Facilities in Basement	280.06	-	0%	0	-	0%
18	Others, if any (please specify)	-	-	0%	0	-	0%
	TOTAL	9,208.26	-		-	-	
	Gross	**51,157.00**	**8,068.740**		**4,016.63**	**4,016.63**	

3. We estimate the Total Cost for completion of the project under reference as **Rs.51,157.00 Lakh** (Total of column no. 3 in Tables A1 and Table 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 occupancy certificate/completion certificate for the Project from the concerned Competent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **30 June 2026** is **Rs. 4,016.63 Lakhs** (Total of column no. 7 in Tables A1 and Table B)).

5. Based on Site Inspection and estimated cost calculation, with respect to each of the Plots/Building/Wing/ Block /Tower and allied works of the aforesaid Real Estate Project, I/ We certify as follows -

5.1) As on the date of this certificate, the Percentage of Admissible Cost Incurred for each of the Buildings/Wings/Blocks/Towers of the Real Estate Project is as per Table-A1

5.2) As on the date of this certificate, the Percentage of Admissible Cost Incurred with respect to each of the activities which are common to overall project is detailed in the Table-B.

Signature & Name of Engineer : **Prakash Kumar Choudhary**
Mobile No. 9811949994
Email ID : inbox.pca@gmail.com

PRAKASH KUMAR CHOUDHARY
M-1760232
Registered Engineer