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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.01

Date:- 02-01-2026

Information as on 29-12-2025

Subject: Certificate of Amount Incurred for Construction Work of Condominium Apartments Project no. of 24 Block(s) (BUCKINGHAM WITH COMMUNITY, EDINBURGH, KENSINGTON, VERSAILLES, Legacy Villas (V1 to V12) & Legacy Villas (V14 to V21) of the "LEGACY BY GAURS". Project Registration Number UPRERAPRJ688396/10/2024 situated on Plot No. B-10, JAYPEE GREENS SITUATED IN GREATER NOIDA, GB NAGAR (UP). Tehsil Dadri, Competent / Development authority GNIDA PIN : 201306 admeasuring 10263.47 Sqmt. are being developed by M/s GOLF HORIZON LLP & Promoter Id : golfhorizonllp@gaursonsindia.com.

I Devendra Bhandari have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Project of Condominium Apartments Project no. of 24 Block(s) (BUCKINGHAM WITH COMMUNITY, EDINBURGH, KENSINGTON, VERSAILLES, Legacy Villas (V1 to V12) & Legacy Villas (V14 to V21) of the "LEGACY BY GAURS". Project Registration Number UPRERAPRJ688396/10/2024 situated on Plot No. B-10, JAYPEE GREENS SITUATED IN GREATER NOIDA, GB NAGAR (UP). Tehsil Dadri, Competent / Development authority GNIDA PIN : 201306 admeasuring 10263.47 Sqmt. are being developed by M/s GOLF HORIZON LLP & Promoter Id : golfhorizonllp@gaursonsindia.com.

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) Shri Ateesh Agarwal (Atwin) as Architect
- (ii) M/s VMS as Structural Consultant
- (iii) M/s CESPL as MEP Consultant
- (iv) Shri Anand singh as Project 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 / 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

BUCKINGHAM WITH COMMUNITY

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	20.23	20.23	0.09%	0.02	0.02	0.09%
2	Total Number of Basement and Plinth	330.20	330.20	1.44%	4.74	4.74	1.44%
3	Total Number of Podiums	268.43	268.43	1.17%	3.13	3.13	1.17%
4	Stilt Floor	48.11	48.11	0.21%	0.10	0.10	0.21%
5	Total Number of Slabs of Super Structure	1141.50	12.27	0.05%	0.61	0.61	0.05%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	877.99	9.63	0.04%	0.37	0.37	0.04%
7	Sanitary Fittings within the Flat/Premises,	659.31	7.44	0.03%	0.21	0.21	0.03%
8	Electrical Fitting within the Flat/Premises	406.19	4.90	0.02%	0.09	0.09	0.02%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	101.69	1.85	0.01%	0.01	0.01	0.01%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	208.84	2.93	0.01%	0.03	0.03	0.01%
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.	1274.35	13.60	0.06%	0.75	0.75	0.06%



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.	130.11	2.14	0.01%	0.01	0.01	0.01%
TOTAL		5466.95	721.73	3.14%	10.07	10.07	3.14%

EDINBURGH

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	16.73	16.73	0.07%	0.01	0.01	0.07%
2	Total Number of Basement and Plinth	273.03	273.03	1.19%	3.24	3.24	1.19%
3	Total Number of Podiums	221.95	221.95	0.96%	2.14	2.14	0.96%
4	Stilt Floor	39.78	39.78	0.17%	0.07	0.07	0.17%
5	Total Number of Slabs of Super Structure	943.85	10.14	0.04%	0.42	0.42	0.04%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	725.97	7.96	0.03%	0.25	0.25	0.03%
7	Sanitary Fittings within the Flat/Premises,	545.15	6.15	0.03%	0.15	0.15	0.03%
8	Electrical Fitting within the Flat/Premises	335.86	4.05	0.02%	0.06	0.06	0.02%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	84.08	1.53	0.01%	0.01	0.01	0.01%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	172.68	2.42	0.01%	0.02	0.02	0.01%
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.	1053.69	11.24	0.05%	0.51	0.51	0.05%
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.	107.58	1.77	0.01%	0.01	0.01	0.01%
TOTAL		4520.35	596.74	2.59%	6.88	6.88	2.59%

KENSINGTON

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	16.71	16.71	0.07%	0.01	0.01	0.07%
2	Total Number of Basement and Plinth	272.79	272.79	1.19%	3.23	3.23	1.19%
3	Total Number of Podiums	221.76	221.76	0.96%	2.14	2.14	0.96%
4	Stilt Floor	39.74	39.74	0.17%	0.07	0.07	0.17%
5	Total Number of Slabs of Super Structure	943.04	10.13	0.04%	0.42	0.42	0.04%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	725.35	7.95	0.03%	0.25	0.25	0.03%

7	Sanitary Fittings within the Flat/Premises,	544.69	6.14	0.03%	0.15	0.15	0.03%
8	Electrical Fitting within the Flat/Premises	335.57	4.05	0.02%	0.06	0.06	0.02%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	84.01	1.53	0.01%	0.01	0.01	0.01%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	172.53	2.42	0.01%	0.02	0.02	0.01%
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.	1052.79	11.23	0.05%	0.51	0.51	0.05%
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.	107.49	1.77	0.01%	0.01	0.01	0.01%
TOTAL		4516.47	596.23	2.59%	6.87	6.87	2.59%

VERSAILLES

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	18.94	18.94	0.08%	0.02	0.02	0.08%
2	Total Number of Basement and Plinth	309.15	309.15	1.34%	4.15	4.15	1.34%
3	Total Number of Podiums	251.31	251.31	1.09%	2.75	2.75	1.09%
4	Stilt Floor	45.04	45.04	0.20%	0.09	0.09	0.20%
5	Total Number of Slabs of Super Structure	1068.71	11.48	0.05%	0.53	0.53	0.05%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	822.00	9.01	0.04%	0.32	0.32	0.04%
7	Sanitary Fittings within the Flat/Premises,	617.27	6.96	0.03%	0.19	0.19	0.03%
8	Electrical Fitting within the Flat/Premises	380.29	4.59	0.02%	0.08	0.08	0.02%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	95.20	1.74	0.01%	0.01	0.01	0.01%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	195.52	2.74	0.01%	0.02	0.02	0.01%
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.	1193.08	12.73	0.06%	0.66	0.66	0.06%
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.	121.82	2.00	0.01%	0.01	0.01	0.01%
TOTAL		5118.32	675.69	2.94%	8.82	8.82	2.94%

LEGACY VILLAS (V1-V12 & V14-V21)

1	2	3	4	5	6	7	8
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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	12.52	12.52	0.05%	0.01	0.01	0.05%
2	Total Number of Basement and Plinth	204.33	204.33	0.89%	1.81	1.81	0.89%
3	Total Number of Podiums	166.10	166.10	0.72%	1.20	1.20	0.72%
4	Stilt Floor	29.77	29.77	0.13%	0.04	0.04	0.13%
5	Total Number of Slabs of Super Structure	706.35	7.59	0.03%	0.23	0.23	0.03%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	543.29	5.96	0.03%	0.14	0.14	0.03%
7	Sanitary Fittings within the Flat/Premises,	407.98	4.60	0.02%	0.08	0.08	0.02%
8	Electrical Fitting within the Flat/Premises	251.35	3.03	0.01%	0.03	0.03	0.01%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	62.92	1.15	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	129.23	1.81	0.01%	0.01	0.01	0.01%
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.	788.56	8.41	0.04%	0.29	0.29	0.04%
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.	80.51	1.32	0.01%	0.00	0.00	0.01%
	TOTAL	3382.91	446.58	1.94%	3.85	3.85	1.94%
	Grand Total	23005.00	3037.00	13.20%	36.49	36.49	13.20%

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1.

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	368.92	9.07	0.04%	0.15	0.15	0.04%
2	Water Supply/Drinking Water Facilities	368.92	9.07	0.04%	0.15	0.15	0.04%
3	Sewerage (chamber, lines, Septic Tank, STP)	735.59	18.08	0.08%	0.59	0.59	0.08%
4	Storm Water Drain	294.68	7.24	0.03%	0.09	0.09	0.03%
5	Landscaping & Tree Planting	3682.43	90.53	0.40%	14.82	14.82	0.40%
6	Street Lighting	368.92	9.07	0.04%	0.15	0.15	0.04%
7	Community Buildings	7367.11	181.11	0.81%	59.31	59.31	0.81%
8	Treatment & Disposal of Sewage and Sullage water /STP	368.92	9.07	0.04%	0.15	0.15	0.04%
9	Solid Waste Management & Disposal	220.45	5.42	0.02%	0.05	0.05	0.02%
10	Water Conservation, Rainwater Harvesting	146.22	3.59	0.02%	0.02	0.02	0.02%
11	Energy Management/Use of Renewable Energy	146.22	3.59	0.02%	0.02	0.02	0.02%
12	Fire Protection and Fire Safety Requirements	368.92	9.07	0.04%	0.15	0.15	0.04%
13	Electrical Sub Station, Control Panel & Meter Room	1473.42	36.22	0.16%	2.37	2.37	0.16%
14	Receiving Station	735.59	18.08	0.08%	0.59	0.59	0.08%
15	Plan of Development Works	735.59	18.08	0.08%	0.59	0.59	0.08%

16	Emergency Evacuation Services	323.93	7.96	0.04%	0.11	0.11	0.04%
17	Common Facilities in Basement	368.92	9.07	0.04%	0.15	0.15	0.04%
18	Others, if any (please specify)	4420.27	108.66	0.48%	21.35	21.35	0.48%
TOTAL		22495.00	553.00	2.46%	100.83	100.83	2.46%

3. We estimate the Total Cost for completion of the project under reference as Rs **45500.00 Lac** (Total of column no. 3 in Tables A & 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 29-12-2025 is Rs **3590.00 Lac** (Total of column no. 7 in Tables A 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.

Yours Faithfully

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