

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

No.....

Date:12-06-26

Information as on -12-06-2026

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/Block(s) of the 1st Phase of the Project CHURNING MONK situated on the Khasra No/ Plot no :- 1131M Village Noor Nagar Ghaziabad Demarcated by its boundaries 28.70145, 77.43299 (latitude & longitude of the end-point) 45 m wide road to the southwest, other property to the northwest, other property to the north east & other property to the southeast of village Tehsil - GHAZIABAD Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY, District - GHAZIABAD, PIN- 201017, admeasuring 2667.9 sq.mts. area being developed by [Gaura Builders Pvt. Ltd.](RERA NO. :-UPRERAPRJ400892)

I/We Rabi Akhtar have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the group housing Building(s)/Block/ Tower (s) of 1st Phase of the Project, situated on the Khasra No/ Plot no -1131M NOOR NAGAR, Ghaziabad, Tehsil - Ghaziabad competent/ development authority GHAZIABAD, District- GHAZIABAD, PIN-201017 admeasuring 2667.9 sq.mts. area being developed by [Gaura Builders Pvt. Ltd.]

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

1. Following technical professionals are appointed by Promoter:-
 - (i) M/s/Shri/Smt SINGLA ARCHITECT AND ASSOCIATES as Architect
 - (ii) M/s/Shri/Smt RZEST CONSULTANT . as Structural Consultant
 - (iii) M/s/Shri/Smt WeDESIGN CONSULTANT as MEP Consultant
 - (iv) M/s/Shri/Smt PRADEEP SINGH as Site Supervisor

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:

Table - A

Building/Wing/ Block /Tower Number or Name							
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	1015126	10,15,126.00	80%	10,15,126.00	10,15,126.00	100%
2	Total Number of Basement and Plinth	53703500	3,38,33,205.00	60%	3,38,33,205.00	3,38,33,205.00	60%
3	Total Number of Podiums	-	-	-	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of Slabs of Super Structure	52867500	13216875	20%	1,32,16,875.00	1,32,16,875.00	20%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	75931180	0	0%	0.00	0.00	0%
7	Sanitary Fittings within the Flat/Premises,	4488137	0	0%	0.00	0.00	0%
8	Electrical Fitting within the Flat/Premises	22005375	0	0%	0.00	0.00	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	10101000	0	0%	0.00	0.00	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	20444375	0	0%	0.00	0.00	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.						
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.						
	TOTAL	24,05,56,193.00	4,80,65,206.00	20%	4,80,65,206.00	4,80,65,206.00	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, A2.....)

Table - B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
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	4150000	0.00	0%	0.00	0.00	0.00
2	Water Supply/Drinking Water Facilities	5005000	0.00	0%	0.00	0.00	0.00
3	Sewerage (chamber, lines, Septic Tank, STP)	4520000	0.00	0%	0.00	0.00	0.00
4	Storm Water Drain	3250000	0.00	0%	0.00	0.00	0.00
5	Landscaping & Tree Planting	3150000	0.00	0%	0.00	0.00	0.00
6	Street Lighting	2750000	0.00	0%	0.00	0.00	0.00
7	Community Buildings						
8	Treatment & Disposal of Sewage and Sullage water /STP	2810000	0.00	0%	0.00	0.00	0.00
9	Solid Waste Management & Disposal	4270000	0.00	0%	0.00	0.00	0.00
10	Water Conservation, Rainwater Harvesting	3280000	0.00	0%	0.00	0.00	0.00
11	Energy Management/Use of Renewable Energy	2650000	0.00	0%	0.00	0.00	0.00
12	Fire Protection and Fire Safety Requirements	3270000	0.00	0%	0.00	0.00	0.00
13	Electrical Sub Station, Control Panel & Meter Room	3500000	0.00	0%	0.00	0.00	0.00
14	Receiving Station	3200000	0.00	0%	0.00	0.00	0.00
15	Plan of Development Works	3400000	0.00	0%	0.00	0.00	0.00
16	Emergency Evacuation Services	2800000	0.00	0%	0.00	0.00	0.00
17	Common Facilities in Basement	3800000	0.00	0%	0.00	0.00	0.00
18	Others, if any (please specify)	4200000	0.00	0%	0.00	0.00	0.00
	TOTAL	60005000	0.00	0%	0.00	0.00	0.00

3. We estimate the Total Cost for completion of the project under reference as Rs.30 Cr (Total of column no. 3 in Tables A1, A2..... 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 12.06.2026 is Rs.4.8 cr (Total of column no. 7 in Tables A1, A2..... 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,A2.....

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.



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