

Atul Saxena

Chartered Engineer,
MIE, M - 1714966
B. Tech (Civil), NIT(W)
C-16D, Rajat Vihar,
Sector -62, Noida

FORM-REG -2
Dated : 07/01/26

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)

Information as on: 31/12/25

Subject: Certificate of amount incurred in Construction and Development Work of **1 No. Hotel /Commercial Block- Tower - A (B) of the Project "GOLD SQUARE "** (UPRERA Registration Number – UPRERAPRJ334171/10/2025) Situated on the Khasra No -1144 M, Village Noornagar, Rajnagar Extension, Ghaziabad, Tehsil Ghaziabad, Distt. Ghaziabad, Uttar Pradesh, Demarcated by boundaries - Latitude and Longitude 28.700378 N, 77.433130 E, 28.700320 N, 77.433123 E, 28.700289 N, 77.433021 E, 28.700125 N, 77.43089 E, of the end points) 45 Mt wide road to the Northeast, Group Housing of the Southwest other's plot to the Southeast, Residence to the Northwest of Rajnagar Extension, Tehsil Ghaziabad, Competent/ Development Authority GHAZIABAD DEVELOPMENT AUTHORITY, District - Ghaziabad, admeasuring **4020.10 Sq.mt.** area being developed by **GKY INFRATECH LLP**, Promoter ID UPRERAPRM393198.

I Atul Saxena have undertaken assignment of certifying amount incurred for the work done for the Commercial Hotel of the Project **"GOLD SQUARE"** (UPRERA Registration Number – UPRERAPRJ334171/10/2025) being developed by **GKY INFRATECH LLP**, Promoter ID UPRERAPRM393198.

1. Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- (i) M/s. SINGLA Architect and Associates as Architect
- (ii) M/s. RZEST Consultant as Structural Consultant
- (iii) M/s. WDESIGN Consultant as MEP Consultant
- (iv) Mr. Kuldeep Kumar as Site Incharge/ Site Supervisor

2. The project is yet to start. 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 is given in following table A and B.

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(In Rs. Lakhs)

Table –A

Building/Wing/Block/Tower no or Name		Tower – A(B) (B + LG + G + 7 floors + Terrace)					
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(Column3 x Column5)	Admissible Expenditure (Lower of Column 4and Column 6)	Value of Work done in Percentage as per Admissible expenditure (Column 7/Column 3
1	Excavation	18	16	89%	16	16	89%
2	Total Number of Basement and Plinth	610	336	55%	336	336	55%
3	Total Number of Podiums	0	0	0%	0	0	0%
4	Stilt Floor	313	63	20%	63	63	20%
5	Total Number of Slabs of Super Structure	654	0	0%	0	0	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat Premises	1,254	0	0%	0	0	0%
7	Sanitary fittings within the Flat Premises	118	0	0%	0	0	0%
8	Electrical Fitting within the Flat Premises	220	0	0%	0	0	0%
9	staircases, lifts Wells and Lobbies at each Floor level connecting Staircases and lift	137	0	0%	0	0	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and	337	0	0%	0	0	0%

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	Underground Water Tanks						
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.	1,030	0	0%	0	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.	109	0	0%	0	0	0%
	TOTAL	4,800	414	9%	414	414	9%

(In Rs. Lakhs)

Table -B

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

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 7/Column 3)
1	Internal Roads & Footpaths	77	0	0%	0	0	0%
2	Water Supply/Drinking Water Facilities	48	0	0%	0	0	0%
3	Sewerage (chamber, lines, Septic Tank, STP)	86	0	0%	0	0	0%

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4	Storm Water Drain	21	0	0%	0	0	0%
5	Landscaping & Tree Planting	11	0	0%	0	0	0%
6	Street Lighting	6	0	0%	0	0	0%
7	Community Buildings	0	0	0%	0	0	0%
8	Treatment & Disposal of Sewage and Sullage water STP	6	0	0%	0	0	0%
9	Solid Waste Management & Disposal	88	0	0%	0	0	0%
10	Water Conservation, Rainwater harvesting	25	0	0%	0	0	0%
11	Energy Management/Use of Renewable Energy	53	0	0%	0	0	0%
12	Fire Protection and Fire Safety Requirements	103	0	0%	0	0	0%
13	Electrical Sub Station, Control Panel & Meter Room	90	0	0%	0	0	0%
14	Receiving Station	52	0	0%	0	0	0%
15	Plan of Development Works	34	0	0%	0	0	0%
16	Emergency Evacuation Services	18	0	0%	0	0	0%
17	Common Facilities in Basement	19	0	0%	0	0	0%
18	Others, if any	81	0	0%	0	0	0%
	TOTAL	818	0	0%	0	0	0%

3. We estimate the Total Cost for completion of the project under reference as Rs. 5,618 Lakhs

(Total of column no. 3 in Tables A 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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31/12/25 is Rs. 414 Lakhs (Total of column no. 7 in Tables A and Table B)

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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-A

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

ATUL SAXENA

Signature & Name of Engineer

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