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ENGINEER'S CERTIFICATE**Form-REG-2**

(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 31-12-2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project GAUR CHRYSALIS (Phase 1) Project Registration No UPRERAPRJ622344/11/25 situated in Plot No. GH-12, SECTOR-22D, YEIDA, GAUTAM BUDDHA NAGAR (UP) Tehsil Jewer Competent / Development Authority YEIDA District GAUTAM BUDDHA NAGAR (UP) PIN 203209 admeasuring 37915.00 sq.mts. area being developed by Promoter's Name M/S GAURSONS PROMOTERS PRIVATE LIMITED Promoter ID gaurspromoters@gaursonsindia.com.

I Devendra Bhandari have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project GAUR CHRYSALIS (Phase 1) Project Id gaurspromoters@gaursonsindia.com, situate on the Plot no. GH-12, SECTOR-22D, YEIDA, GAUTAM BUDDHA NAGAR (UP) of village Roneja & Kherli Bhav Tehsil Jewer Competent/ Development Authority YEIDA District Gautam Buddha Nagar (UP) PIN 203209 admeasuring 37915.00 sq.mts area being developed by Promoter's Name M/S GAURSONS PROMOTERS PRIVATE LIMITED, Promoter's Id gaurspromoters@gaursonsindia.com.

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

- (i) Shri Hariom Shukla as Licensed Surveyor / Architect
- (ii) Shri R D Consultant as Structural Consultant
- (iii) Shri Paradise Consultant as MEP Consultant
- (iv) Shri Dheeraj 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/ 7 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-B1/ARISTA)**

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	51.49	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	840.51	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	683.26	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	122.46	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2905.60	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2234.86	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1678.24	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	1033.94	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	258.83	0.00	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	531.58	0.00	0.00%	0.00	0.00	0.00%
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.	3243.75	0.00	0.00%	0.00	0.00	0.00%



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.	331.19	210.00	0.22%	0.71	0.71	0.22%
TOTAL - A1		13915.71	210.00	0.22%	0.71	0.71	0.22%
(Tower-B2/AZURE)							
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	51.49	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	840.51	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	683.26	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	122.46	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2905.60	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2234.86	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1678.24	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	1033.94	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	258.83	0.00	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	531.58	0.00	0.00%	0.00	0.00	0.00%
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.	3243.75	0.00	0.00%	0.00	0.00	0.00%
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.	331.19	210.00	0.22%	0.71	0.71	0.22%
TOTAL - A2		13915.71	210.00	0.22%	0.71	0.71	0.22%
(Tower-B3/CELESTE)							
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	51.49	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	840.51	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	683.26	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	122.46	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2905.60	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2234.86	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1678.24	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	1033.94	0.00	0.00%	0.00	0.00	0.00%

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	258.83	0.00	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	531.58	0.00	0.00%	0.00	0.00	0.00%
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.	3243.75	0.00	0.00%	0.00	0.00	0.00%
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.	331.19	210.00	0.22%	0.71	0.71	0.22%
TOTAL - A3		13915.71	210.00	0.22%	0.71	0.71	0.22%

(Tower-B4/CIELO)

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	51.49	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	840.51	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	683.26	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	122.46	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2905.60	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2234.86	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1678.24	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	1033.94	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	258.83	0.00	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	531.58	0.00	0.00%	0.00	0.00	0.00%
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.	3243.75	0.00	0.00%	0.00	0.00	0.00%
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.	331.19	210.00	0.22%	0.71	0.71	0.22%
TOTAL - A4		13915.71	210.00	0.22%	0.71	0.71	0.22%

(Tower-B5/HELENA)

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	51.49	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	840.51	0.00	0.00%	0.00	0.00	0.00%

3	Total Number of Podiums	683.26	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	122.46	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2905.60	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2234.86	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1678.24	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	1033.94	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	258.83	0.00	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	531.58	0.00	0.00%	0.00	0.00	0.00%
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.	3243.75	0.00	0.00%	0.00	0.00	0.00%
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.	331.19	210.00	0.22%	0.71	0.71	0.22%
TOTAL - A5		13915.71	210.00	0.22%	0.71	0.71	0.22%
(Tower-B6/LUNA)							
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	51.49	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	840.51	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	683.26	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	122.46	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2905.60	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2234.86	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1678.24	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	1033.94	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	258.83	0.00	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	531.58	0.00	0.00%	0.00	0.00	0.00%
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.	3243.75	0.00	0.00%	0.00	0.00	0.00%

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.	331.19	210.00	0.22%	0.71	0.71	0.22%
TOTAL - A6		13915.71	210.00	0.22%	0.71	0.71	0.22%
(Tower-B7/NOVA)							
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	51.49	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	840.51	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	683.26	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	122.46	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2905.60	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2234.86	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1678.24	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	1033.94	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	258.83	0.00	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	531.58	0.00	0.00%	0.00	0.00	0.00%
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.	3243.75	0.00	0.00%	0.00	0.00	0.00%
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.	331.19	210.00	0.22%	0.71	0.71	0.22%
TOTAL - A7		13915.71	210.00	0.22%	0.71	0.71	0.22%
Grand Total (A1+A2+A3+A4+A5+A6+A7)		97410.00	1470.00	1.51%	5.00	5.00	1.51%
(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	281.92	0.00	0.00%	0.00	0.00	0.00%
2	Water Supply/Drinking Water Facilities	281.92	0.00	0.00%	0.00	0.00	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	562.11	0.00	0.00%	0.00	0.00	0.00%
4	Storm Water Drain	225.19	0.00	0.00%	0.00	0.00	0.00%
5	Landscaping & Tree Planting	2814.00	0.00	0.00%	0.00	0.00	0.00%
6	Street Lighting	281.92	0.00	0.00%	0.00	0.00	0.00%
7	Community Buildings	5629.73	0.00	0.00%	0.00	0.00	0.00%

8	Treatment & Disposal of Sewage and Sullage water /STP	281.92	0.00	0.00%	0.00	0.00	0.00%
9	Solid Waste Management & Disposal	168.46	0.00	0.00%	0.00	0.00	0.00%
10	Water Conservation, Rainwater Harvesting	111.74	0.00	0.00%	0.00	0.00	0.00%
11	Energy Management/Use of Renewable Energy	111.74	0.00	0.00%	0.00	0.00	0.00%
12	Fire Protection and Fire Safety Requirements	281.92	0.00	0.00%	0.00	0.00	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	1125.95	0.00	0.00%	0.00	0.00	0.00%
14	Receiving Station	562.11	0.00	0.00%	0.00	0.00	0.00%
15	Plan of Development Works	562.11	0.00	0.00%	0.00	0.00	0.00%
16	Emergency Evacuation Services	247.54	0.00	0.00%	0.00	0.00	0.00%
17	Common Facilities in Basement	281.92	0.00	0.00%	0.00	0.00	0.00%
18	Others, if any (please specify)	3377.84	258.98	1.51%	50.89	50.89	1.51%
TOTAL		17190.00	258.98	1.51%	50.89	50.89	1.51%

3. We estimate the Total Cost for completion of the project under reference as Rs. **114600.00 Lacs** (Total of column no. 3 in Tables A1, A2, A3, A4, A5, A6, A7 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 **31-12-2025** is Rs. **1728.98 Lacs** (Total of column no. 7 in Tables A1, A2, A3, A4, A5, A6, A7 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, A3, A4, A5, A6, A7

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

DEVENDRA BHANDARI
 Mobile No. 9582279254
 Email ID- devendrabhandari@hotmail.com
 Sandeep Park, Plot No. 1, Ashay Khand-II
 Indrapuram, Ghaziabad-201014(U.P.)