

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-07

Date: 08-July-2026

Information as on 30-June-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project 'GULSHAN EMPIRE', Project Registration No-UPRERAPRJ166511/05/2026, situate in Village / Sector- GH-02B, Wave City, Ghaziabad - 201010, Uttar Pradesh, Tehsil- Ghaziabad, Competent / Development Authority- GDA, District Ghaziabad PIN-201010, admeasuring 22504.57 sq.mts. area being developed by Gulshan Empire Estate LLP.

I/We **Prakash Kumar Choudhary** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project 'GULSHAN EMPIRE', situate on the Khasra No/ Plot no GH-03A, Sector-GH-02B, Wave City, Ghaziabad - 201010, Uttar Pradesh, Tehsil- Ghaziabad, Competent/ Development Authority- GDA, District- GHAZIABAD, PIN-201010 admeasuring 22504.57 sq.mts area being developed by Gulshan Empire Estate LLP.

Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) **Mr. Rajiv Gandhi**, as Architect
- (ii) **Mr. V.D Sharma**, as Structural consultant
- (iii) **M/s Mr. Anand Havelia**, as MEP Consultant
- (iv) **Shri Mr. Pradeep Kumar** 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 - A1

Tower Number - A							
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	23.87	-	0%	-	-	0%
2	Total Number of Basement and Plinth	931.35	-	0%	-	-	0%
3	Total Number of Podiums	NA	-	NA	NA	NA	NA
4	Stilt Floor	65.87	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	1,778.49	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	671.88	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	178.09	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	118.73	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	179.01	-	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	228.01	-	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.	515.15	-	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 Completion Certificate	35.80	36.41	30%	10.74	10.74	30%
	TOTAL	4,726.25	36.41		10.74	10.74	



Table - A2

Tower Number - B							
	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	23.87	-	0%	-	-	0%
2	Total Number of Basement and Plinth	931.35	-	0%	-	-	0%
3	Total Number of Podiums	NA	-	NA	NA	NA	NA
4	Stilt Floor	65.87	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	1,778.49	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	671.88	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	178.09	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	118.73	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	179.01	-	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	228.01	-	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.	515.15	-	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 Completion Certificate	35.80	36.41	30%	10.74	10.74	30%
	TOTAL	4,726.25	36.41		10.74	10.74	

Table - A3

Tower Number - C							
	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	23.87	-	0%	-	-	0%
2	Total Number of Basement and Plinth	931.35	-	0%	-	-	0%
3	Total Number of Podiums	NA	-	NA	NA	NA	NA
4	Stilt Floor	65.87	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	1,778.49	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	671.88	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	178.09	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	118.73	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	179.01	-	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	228.01	-	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.	515.15	-	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 Completion Certificate	35.80	36.41	30%	10.74		30%



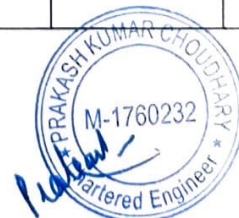
AL	4,726.25	36.41		10.74	10.74	

Table - A4

Tower Number - D							
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	23.87	9.55	40%	9.55	9.55	40%
2	Total Number of Basement and Plinth	931.35	-	0%	-	-	0%
3	Total Number of Podiums	NA	-	NA	NA	NA	NA
4	Stilt Floor	65.87	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	1,778.49	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	671.88	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	178.09	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	118.73	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	179.01	-	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	228.01	-	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.	515.15	-	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	35.80	36.41	30%	10.74	10.74	30%
	TOTAL	4,726.25	45.96		20.29	20.29	

Table - A5

Tower Number - E							
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	36.49	36.49	100%	36.49	36.49	100%
2	Total Number of Basement and Plinth	1,448.74	389.35	2%	30.28	30.28	2%
3	Total Number of Podiums	NA	-	NA	NA	NA	NA
4	Stilt Floor	99.81	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	2,694.77	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,027.12	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	272.26	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	181.50	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	273.66	-	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	348.56	-	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.	787.52	-	0%	-	-	0%



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	54.73	55.66	30%	16.42	16.42	30%
TOTAL	7,225.16	481.49		83.19	83.19	

Table - A6

Tower Number - F							
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	36.49	25.54	70%	25.54	25.54	70%
2	Total Number of Basement and Plinth	1,448.74	-	0%	-	-	0%
3	Total Number of Podiums	NA	-	NA	NA	NA	NA
4	Stilt Floor	99.81	-	0%	-	-	0%
5	Total Number of Slabs of Super Structure	2,694.77	-	0%	-	-	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	1,027.12	-	0%	-	-	0%
7	Sanitary Fittings within the Flat/Premises,	272.26	-	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	181.50	-	0%	-	-	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	273.66	-	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	348.56	-	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.	787.52	-	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	54.73	55.66	30%	16.42	16.42	30%
	TOTAL	7,225.16	81.20		41.96	41.96	

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	967.77	-	0%	0.000	-	0%	
2	Water Supply/Drinking Water Facilities	357.32	-	0%	0.000	-	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	1,075.83	-	0%	0.000	-	0%	
4	Storm Water Drain	774.11	-	0%	0.000	-	0%	
5	Landscaping & Tree Planting	387.05	-	0%	0.000	-	0%	
6	Street Lighting	338.74	-	0%	0.000	-	0%	
7	Community Buildings	865.01	-	0%	0.000	-	0%	
8	Treatment & Disposal of Sewage and Sullage water /STP	142.93	-	0%	0.000	-	0%	
9	Solid Waste Management & Disposal	285.86	-	0%	0.000	-	0%	
10	Water Conservation, Rainwater Harvesting	338.74	-	0%	0.000	-	0%	
11	Energy Management/Use of Renewable Energy	71.46	-	0%	0.000	-	0%	
12	Fire Protection and Fire Safety Requirements	2,473.73	-	0%	0.000	-	0%	
13	Electrical Sub Station, Control Panel & Meter Room	35.73	-	0%	0.000	-	0%	
14	Receiving Station	14.29	-	0%	0.000	-	0%	
15	Plan of Development Works	967.77	-	0%	0.000	-	0%	
16	Emergency Evacuation Services	71.46	-	0%	0.000	-	0%	
17	Common Facilities in Basement	71.46	-	0%	0.000	-	0%	



Rs. if any (please specify)	71.46	-	0%	0.000	-	0%
TOTAL	9,310.72	-	-	0.00	-	-
ROSS	42,666.03	717.88	-	177.66	177.66	-

We estimate the Total Cost for completion of the project under reference as **Rs.42,666.03 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. 177.66 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
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Email ID prakash.architect@gmail.com

