FORM-R

ENGINEER'S CERTIFICATE

Date **31-03-2023**

(For The Purpose of Registration of Project and for withdrawal of Money from Designated

Subject: Certificate of Percentage of Completion of Construction Work of Plot No.GH03D,Sector-144,Noida No. of **Building(s)/ 3 Block(s)** of the the Project **[UPRERAPRM11443]** situated on the **Plot No GH03D, Sector-144, Noida** Demarcated by its boundaries (latitude and longitude of the end points) **77, 26, 21.62 to the North to the South 28, 29, 50.60** to the East to the West of District Gautam Budh Nagar Competent/ Development Noida authority District Gautam Budh Nagar PIN 201301 admeasuring **23504.50 Sq.mts.** area being developed by **Gulshan Homz Pvt. Ltd**

I/We G.S Hiranwal C/o **M/s YG Consulting & Engineers LLP** have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the **Gulshan Dynasty Building(s)/ 1 Block/ Tower (s) of the Project, situated on the Plot No GH03D, Sector-144, Noida of District Gautam Budh Nagar** competent/ development authority Noida District Gautam Budh Nagar PIN 201301 admeasuring 23504.50 sq.mts. area being **developed by Gulshan Homz Pvt. Ltd.**

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

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

(i) M/s/Shri/Smt **Confluence Consultancy Services as Architect**
(ii) M/s/Shri/Smt **Optimum Design Pvt Ltd as Structural Consultant**
(iii) M/s/Shri/Smt **V Consulting as MEP Consultant**
(iv) M/s/Shri/Smt **Mr. Yogesh Tripathi 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 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.

3. We estimate the Total Cost for completion of the project under reference as **Rs.427.82* Crores** (Total of S.No. 1 in Tables A and 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 occupation certificate/ completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till **31-03-2023 51.00%** is calculated at **Rs. 216.67 Crore** (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. **211.15* Crores** (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the **31-03-2023** date is as given in Tables A and B below :

Table A

Building/Wing/or called Block 1
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amount(In Rs)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	2,76,25,81,439.75
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1,51,07,86,929.42
3	Value of Work done in Percentage (as Percentage of the estimated cost)	54.69%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,25,17,94,510.33
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (100*(2+5)/(1+5)	54.69%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

YG CONSULTING & ENGINEERS LLP NEW DELHI

TABLE B

Internal & External Development works and common amenities

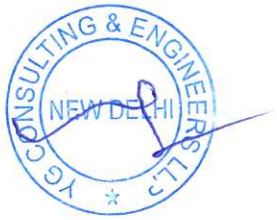
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts (In Rs)
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	1,51,56,98,944.46
2	Cost incurred as on (based on the actual cost incurred as per records)	65,59,24,706.02
3	Work done in Percentage (as Percentage of the estimated cost) (2*100/1)	43%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	85,97,74,238.44
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (2+5)*100)/(1+5)	43%
(Enclose separate sheet for the cost calculations)		

* The above cost is inclusive of GST as applicable.
* The Above cost is for unfurnished apartment however prospective buyer have option to buy furnished appartment as per specification given then the cost of apartment will increase by Rs .800 per square feet of carpet area and budgeted cost will be increase accordingly in the guarter of slae.

Name Dr. G.S Hiranwal
Address A-242, LGF, New Friends Colony, New Delhi-110025
PAN No. AACFY6414E
(License No: AM-186967-4 of Authority: Institution of Engineers, India)

Annexure A

List of Extra / Additional Items executed with Cost

Nil