



**FORM-R
ENGINEER'S CERTIFICATE**

Date: 26.12.2023

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

Subject: Certificate of amount incurred on Gulshan Avante for Construction of Tower A and Tower B situated on Khasra no./Plot No.GH-03A, Sector 16B, Greater Noida. demarcated by its boundaries 28.60989 to the North 77.446204 to the East to the West of Village Etehra, Tehsil Gautam Budha Nagar Competent Authority/Development Authority GNIDA, District Gautam Budh Nagar,UP, PIN 203207, admeasuring 5416.54 sq. meter area, being developed by Gulshan Developers Private Limited.

I/We **Rajani Gupta** from **Precision Valtech** have undertaken assignment as Project Engineer of certifying Percentage of Completion Work of the **Gulshan Avante Tower-A & Tower-B** of **Complete** Phase of the Project, situated on the Khasra No/ Plot no **GH-03A, Sector-16B** of Greater Noida tehsil **Gautam Budha Nagar** competent/ development authority **GNIDA** District **Gautam Budh Nagar** PIN **203207** admeasuring **5416.54** sq.mts. area being developed by **Gulshan Developers Private Limited**.

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.

- Following technical professionals were consulted by me for verification /for certification of the cost:
 - M/s/Shri **Amit Gangal** as Architect ;
 - M/s/Shri **V.D Sharma** as Structural Consultant
 - M/s/Shri **Anand Havelia** as MEP Consultant
 - M/s/Shri **Vikash Kumar** as Site Supervisor
- 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.
- We estimate the Total Cost for completion of the project under reference as Rs.109.73 Cr. (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.
- The estimated actual cost incurred till date 30-11-2023 is calculated at Rs 11.50 Cr. (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.
- 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. 98.23 Cr. (Total of S.No. 4 in Tables A and B).
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30-11-2023 date is as given in Tables A and B below :





Precision Valtech

We deliver business value

Rajani Gupta (B.E.-Civil, FIV)
IBBI/RV/07/2019/12141
Chartered Eng. (M-164475-5)
Govt. App. Valuer(V-04-2017-18)
Inst. of Valuer (F:25858)

Table A
Building/Wing/Tower bearing Number Tower-A and Tower B

S.No.	Particulars	Amount (In Cr.)
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	87.71
2	Cost incurred as on Date 30.11.2023	10.35
3	Value of Work done in Percentage	12%
4	Balance Cost to be incurred	77.36
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items	12%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

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	Amount (In Cr.)
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).	22.02
2	Cost incurred as on 30.11.2023	1.15
3	Work done in Percentage	5%
4	Balance Cost to be Incurred	20.87
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items.	5%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer



Name : Rajani Gupta
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PAN No. : AKOPG9214C