



PRAKASH CHOUDHARY & ASSOCIATES

ARCHITECTS | INTERIOR DESIGNERS | VALUERS | CHARTERED ENGINEERS
C-18, SECOND FLOOR, OMAXE CITY CENTER, SECTOR 49, SOHNA ROAD
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Form-REG-2 ENGINEER'S CERTIFICATE (On Letter Head)

(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-02

Date: 08.04.2026

Information as on 31/03/2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project **Gulshan Avante UPRERAPRJ860880** situate in Village / Sector **Khasra No/ Plot no GH-03A, Sector 16B, Greater Noida Tehsil Dadri** Competent / Development Authority **GNIDA District Gautam Budh Nagar, UP PIN 203207** admeasuring **5416.54 sq.mts** area being developed by **Gulshan Developers Private Limited Promoter Id: (UPRERAPRM210893)**
I/We **Prakash Kumar Choudhary** have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project **Gulshan Avante UPRERAPRJ860880**, situate on the **Khasra No/ Plot no GH-03A, Sector 16B, Greater Noida** of village **_____ Tehsil Dadri** Competent/ Development Authority **GNIDA District Gautam Budh Nagar PIN 203207** admeasuring **5416.54 sq.mts** area being developed by **Gulshan Developers Private Limited Promoter Id: (UPRERAPRM210893)**

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

- (i) M/s/Shri/Smt. Amit Gangal as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt. V D Sharma as Structural Consultant
- (iii) M/s/Shri/Smt. Anand Havela as MEP Consultant
- (iv) M/s/Shri/Smt. Abhishek Saxena 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/ 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 - A							
(Tower 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	144.55	137.32	95%	137.32	137.32	95%
2	Total Number of Basement and Plinth	606.43	576.11	95%	576.11	576.11	95%
3	Total Number of Podiums	0.00	0.00	0%	0.00	0.00	
4	Stilt Floor	202.14	192.04	95%	192.04	192.04	95%
5	Total Number of Slabs of Super Structure	1212.86	1176.48	97%	1176.48	1176.48	97%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	638.51	574.66	90%	574.66	574.66	90%
7	Sanitary Fittings within the Flat/Premises,	232.00	51.04	22%	51.04	51.04	22%
8	Electrical Fitting within the Flat/Premises	412.01	350.21	85%	350.21	350.21	85%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	210.00	178.50	85%	178.50	178.50	85%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	266.31	239.67	90%	239.67	239.67	90%
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.	221.92	188.63	85%	188.63	188.63	85%
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.	238.77	165.37	69%	165.37	165.37	69%
	TOTAL	4385.50	3830.03		3830.03	3830.03	
(Tower B)							
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	144.55	137.32	95%	137.32	137.32	95%
2	Total Number of Basement and Plinth	606.43	576.11	95%	576.11	576.11	95%
3	Total Number of Podiums	0.00	0.00	0%	0.00	0.00	
4	Stilt Floor	202.14	192.04	95%	192.04	192.04	95%
5	Total Number of Slabs of Super Structure	1212.86	1176.48	97%	1176.48	1176.48	97%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	638.51	574.66	90%	574.66	574.66	90%
7	Sanitary Fittings within the Flat/Premises,	232.00	51.04	22%	51.04	51.04	22%
8	Electrical Fitting within the Flat/Premises	412.01	350.21	85%	350.21	350.21	85%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	210.00	178.50	85%	178.50	178.50	85%

Prakash Kumar Choudhary
Chartered Engineer
No. 1760222

10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	266.31	239.67	90%	239.67	239.67	90%
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.	221.92	188.63	85%	188.63	188.63	85%
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	238.77	165.37	69%	165.37	165.37	69%
TOTAL		4385.50	3830.03		3830.03	3830.03	

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	220.51	176.41	80%	176.41	176.41	80%
2	Water Supply/Drinking Water Facilities	264.62	211.69	80%	211.69	211.69	80%
3	Sewerage (chamber, lines, Septic Tank, STP)	44.10	13.23	30%	13.23	13.23	30%
4	Storm Water Drain	44.10	10.58	24%	10.58	10.58	24%
5	Landscaping & Tree Planting	66.15	19.85	30%	19.85	19.85	30%
6	Street Lighting	22.05	6.62	30%	6.62	6.62	30%
7	Community Buildings	308.72	185.23	60%	185.23	185.23	60%
8	Treatment & Disposal of Sewage and Sullage water /STP	77.18	61.74	80%	61.74	61.74	80%
9	Solid Waste Management & Disposal	132.31	86.00	65%	86.00	86.00	65%
10	Water Conservation, Rainwater Harvesting	121.28	12.13	10%	12.13	12.13	10%
11	Energy Management/Use of Renewable Energy	213.90	139.03	65%	139.03	139.03	65%
12	Fire Protection and Fire Safety Requirements	154.36	108.05	70%	108.05	108.05	70%
13	Electrical Sub Station, Control Panel & Meter Room	147.74	91.03	62%	91.03	91.03	62%
14	Receiving Station	44.10	0.00	0%	0.00	0.00	0%
15	Plan of Development Works	141.13	84.68	60%	84.68	84.68	60%
16	Emergency Evacuation Services	81.59	0.00	0%	0.00	0.00	0%
17	Common Facilities in Basement	121.28	84.90	70%	84.90	84.90	70%
18	Others, if any (please specify)		0.00		0.00	0.00	
TOTAL		2205.14	1291.18		1291.18	1291.18	

3. We estimate the Total Cost for completion of the project under reference as **Rs. 10976.14 Lacs** (Total of column no. 3 in Tables A1, A2.... 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 **Rs 8951.24 Lacs** is **Rs. 10976.14 Lacs** (Total of column no. 7 in Tables A1, A2.... 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.....
- 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
PRAKASH KUMAR CHOUDHARY
Signature & Name (IN BLOCK LETTERS) of Engineer
Mobile No 9811949994
Email ID : prakash.architect@gmail.com

PRAKASH KUMAR CHOUDHARY
M-1760232
Chartered Engineer