

Prakash Kumar Choudhary

Architects | Engineers | Valuers

(Chartered Engineer- M-1760232)

C-18, Second Floor, Omaxe City Center, Sector 49, Gurgaon, Haryana 122018

FORM-R

No GDDL/PCA-44N/25-24/CHE/GDM-01

ENGINEER'S CERTIFICATE

Date: 30-09-2025

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

Subject: Certificate of amount incurred on Gulshan Dynasty Moradabad for Construction of 45 Block(s) (Block-AB-1 to Block AB-45) situated on Khasra no./Plot No. GH-10, Sector-4, New Moradabad Yojna, Moradabad, U.P demarcated by its boundaries 28.824248 to the North 78.689012 to the East to the West of Village _____ Tehsil Moradabad Competent Authority/Development Authority MDA, District Moradabad, UP, PIN 244001, admeasuring 50084.27 sq. meter area, being developed by Gulshan Homz Private Limited.

I Prakash Kumar Choudhary have undertaken assignment as Chartered Engineer of certifying Percentage of Completion Work of the Gulshan Dynasty Moradabad of 45 Block(s) (Block-AB-1 to Block AB-45) of Complete Phase of the Project, situated on the Khasra No/ Plot no GH-10, Sector-4, New Moradabad Yojna, Moradabad, U.P of village _____ tehsil Moradabad competent/ development authority MDA District Moradabad PIN 244001 admeasuring 50084.27 sq.mts. area being developed by Gulshan Homz 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.

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

- (i) M/s/Shri Vishal Sharma as Architect ;
- (ii) M/s/Shri V D Sharma as Structural Consultant
- (iii) M/s/Shri Nafecs Qureshi as MEP Consultant
- (iv) M/s/Shri Madan Kumar Sharma 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

3. We estimate the Total Cost for completion of the project under reference as Rs. 200,02,45,939.85 (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 date_30-09-25 is calculated at Rs.22,58,38,233 (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._177,44,07,707 (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_30-09-2025_ date is as given in Tables A and B below :



Table A

Building/Wing/Tower bearing Number _____ 45 Blocks

(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	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the	1,34,16,43,522.20
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	20,00,38,232.69
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	15%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,14,16,05,289.51
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs-00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 +	0%
(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	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the	65,86,02,417.65
2	Cost incurred as on (based on the actual cost incurred as per records)	2,58,00,000.00
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	4%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	63,28,02,417.65
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 ((Row 2 + Row 5) / (Row 1 + Row	%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name Prakash Kr. Choudhary

Address C-18, 2nd Floor, Omaxe City Center, Sector 49, Gurgaon, Haryana

Aadhar No.

PAN No.

Annexure A

(which were not part of the original Estimate of Total Cost)

Yours Faithfully

