

**FORM-R
ENGINEER'S CERTIFICATE**

Date : 29.02.2024

(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 + 1 Commercial Block) 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 and Tehsil Moradabad Competent Authority/Development Authority MDA, District Moradabad,UP , PIN 244001, admeasuring 50,084.27 sq. meter area, being developed by Gulshan Homz Private Limited.

I/We **Rajani Gupta** from **Precision Valtech** have undertaken assignment as Project 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 and tehsil **Moradabad** competent/ development authority **MDA** District **Moradabad** PIN **244001** admeasuring **50,084.27** 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 Nafees Qureshi as MEP Consultant
- (iv) M/s/Shri Dheeraj Kumar 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. **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 29.02.2024 is calculated at Rs. **12,94,58,895.00** (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. **187,07,87,045.00**(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 29.02.2024 date is as given in Tables A and B below :



1007, 10th Floor, Ithum Tower B, A-40, Sector 62, Noida-201301

ER. Rajani Gupta

(B.E.Civil, FIV, Govt. approved valuer, Chartered Engineer)

Table A

Building/Wing/Tower bearing Number 45 Blocks + 1 block for commercial and community services

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)	1,34,16,43,522.20
2	Cost incurred as on Date 29.02.2024 (Based on the actual cost incurred as per records)	12,16,76,204.82
3	Value of Work done in Percentage (as Percentage of the estimated cost), (Row 2 / Row 1)	9%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,21,99,67,317.38
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 5) *100)	9%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE BInternal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amount 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).	65,86,02,417.65
2	Cost incurred as on 29.02.2024(based on the actual cost incurred as per records)	77,82,690
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	1%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	65,08,19,727.65
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 5) *100)	1%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer



Name : Rajani Gupta
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 Aadhar No. : 2513 0742 9219
 PAN No. : AKOPG9214C

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