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Form-REG-2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.01

Date:-30-06-2026

Information as on 30-06-2026

Subject: Certificate of Amount Incurred for Construction Work of Residential Project no. of block 1 of the "TRECENTO RESIDENCE-A" Phase of Project UPRERA Registration Number UPRERAPRJ283531 situated on the Plot no. Condominium Apartments Project Type- IV, Sun Court "B6a(CT-4/Tower-A), Jaypee Greens(A division of Jaiprakash associate Limited),at Golf Course Land-1,Surajpur-kasna Road Sector -19 & 25 Greater Noida, Gautam Buddha Nagar (UP) Tehsil Dadri, Competent / Development authority GNIDA PIN : 201306 admeasuring 5128.96 Sqmt. are being devloped by M/s GOLF LAKE LLP & Promoter Id : golflakellp@gaursonsindia.com.

I Devendra Bhandari have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the Residential Project no. of block 1 of the "TRECENTO RESIDENCE-A" Phase of Project UPRERA Registration Number UPRERAPRJ283531 situated on the Plot no. Condominium Apartments Project Type- IV, Sun Court "B6a(CT-4/Tower-A), Jaypee Greens(A division of Jaiprakash associate Limited),at Golf Course Land-1,Surajpur-kasna Road Sector -19 & 25 Greater Noida, Gautam Buddha Nagar (UP) Tehsil Dadri, Competent / Development authority GNIDA PIN : 201306 admeasuring 5128.96 Sqmt. are being devloped by M/s GOLF LAKE LLP & Promoter Id : golflakellp@gaursonsindia.com.

1. Following technical professionals were appointed by me for verification / certification of the cost: -
(i) Shri Ateesh Agarwal (Atwin) as Architect
(ii) M/s VMS as Structural Consultant
(iii) M /s CESPL as MEP Consultant
(iv) Shri Anand singh as Project incharge

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 /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

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	0.00	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	0.00	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	0.00	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	0.00	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	0.00	0.00	0.00%	0.00	0.00	0.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2356.89	1965.71	17.34%	408.59	408.59	17.34%
7	Sanitary Fittings within the Flat/Premises,	1903.33	1587.43	14.00%	266.46	266.46	14.00%
8	Electrical Fitting within the Flat/Premises	1378.34	1149.57	10.14%	139.74	139.74	10.14%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	746.75	622.81	5.49%	41.02	41.02	5.49%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	969.00	808.17	7.13%	69.06	69.06	7.13%
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.	3178.97	2651.34	23.38%	743.32	743.32	23.38%

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.	805.72	671.99	5.93%	47.75	47.75	5.93%
	TOTAL	**11339.00**	**9457.00**	**83.40%**	**1,715.94**	**1,715.94**	**83.40%**

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple Building/Wing/ Block /Tower, the tables must be numbered as A1.

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	32.82	27.38	1.37%	0.45	0.45	1.37%
2	Water Supply/Drinking Water Facilities	32.82	27.38	1.37%	0.45	0.45	1.37%
3	Sewerage (chamber, lines, Septic Tank, STP)	65.43	54.58	2.73%	1.78	1.78	2.73%
4	Storm Water Drain	26.21	21.87	1.09%	0.29	0.29	1.09%
5	Landscaping & Tree Planting	327.56	273.25	13.66%	44.73	44.73	13.66%
6	Street Lighting	32.82	27.38	1.37%	0.45	0.45	1.37%
7	Community Buildings	655.33	546.67	27.32%	179.03	179.03	27.32%
8	Treatment & Disposal of Sewage and Sullage water /STP	32.82	27.38	1.37%	0.45	0.45	1.37%
9	Solid Waste Management & Disposal	19.61	16.36	0.82%	0.16	0.16	0.82%
10	Water Conservation, Rainwater Harvesting	13.01	10.85	0.54%	0.07	0.07	0.54%
11	Energy Management/Use of Renewable Energy	13.01	10.85	0.54%	0.07	0.07	0.54%
12	Fire Protection and Fire Safety Requirements	32.82	27.38	1.37%	0.45	0.45	1.37%
13	Electrical Sub Station, Control Panel & Meter Room	131.07	109.33	5.46%	7.16	7.16	5.46%
14	Receiving Station	65.43	54.58	2.73%	1.78	1.78	2.73%
15	Plan of Development Works	65.43	54.58	2.73%	1.78	1.78	2.73%
16	Emergency Evacuation Services	28.81	24.04	1.20%	0.35	0.35	1.20%
17	Common Facilities in Basement	32.82	27.38	1.37%	0.45	0.45	1.37%
18	Others, if any (please specify)	393.20	328.00	16.39%	64.45	64.45	16.39%
	TOTAL	**2001.00**	**1669.22**	**83.42%**	**304.36**	**304.36**	**83.42%**

3. We estimate the Total Cost for completion of the project under reference as Rs **13,340.00 Lac** (Total of column no. 3 in Tables A &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 **30-06-2026** is Rs **11126.22 Lac** (Total of column no. 7 in Tables A 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-A .

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

DEVENDRA BHANDARI
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