

Devendra Bhandari

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FORM-R

Date: 30-09-2025

ENGINEERS CERTIFICATE

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

Subject:

Certificate of Percentage of Completion of Construction Work of Group Housing Project No. of building(s) - 10 Blocks {ASTOR, BARCLAY, BLOOMBERG, CHRYSLER, HUDSON, LEONARD, LEXINGTON, LIBERTY, REGIS & GAUR NYC EMPIRE (COMMUNITY + COMMERCIAL)} of the Project "Gaur NYC Residences", UPRERAPRJ188811/08/2024 situated on Plot no- GH-06, Sector-3, Kingwood Enclave, Wave City, Ghaziabad U.P. - 201010, Demarcated by its boundaries (latitude and longitude of the end points) 283905.59N773008.09E, 283902.52N773011.60E, 283912.59N773016.17E, 283906.02N773018.02E, 283919.15N773020.02 of Village Naiphal, Tehsil Ghaziabad, Competent/ Development authority GDA, District Ghaziabad PIN: 201001 admeasuring 47735.55 sq.mts. area being developed by M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd.

I, Devendra Bhandari, has undertaken assignment as Engineer of certifying Percentage of Completion of Construction Work of Group Housing Project No. of building(s) - 10 Blocks {ASTOR, BARCLAY, BLOOMBERG, CHRYSLER, HUDSON, LEONARD, LEXINGTON, LIBERTY, REGIS & GAUR NYC EMPIRE (COMMUNITY + COMMERCIAL)} of the Project "Gaur NYC Residences", UPRERAPRJ188811/08/2024 situated on Plot no- GH-06, Sector-3, Kingwood Enclave, Wave City, Ghaziabad U.P. - 201010, of Village Naiphal, Tehsil Ghaziabad, Competent/ Development authority GDA, District Ghaziabad PIN: 201001 admeasuring 47735.55 sq.mts. area being developed by M/s Gaursons Hi-Tech Infrastructure Pvt. Ltd.

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 are appointed by owner / Promotor :-

(i) Shri Vishal Sharma as Architect

(ii) M/s VMS CONSULTANTS PVT. LTD. as Structural Consultant

(iii) M/s CESPL Consultants as MEP Consultant

(iv) Shri Vipin Malik as Project Incharge

2. The project is new. 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. 102,379.00 Lacs** (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 **30-09-2025** is calculated at **Rs. 13,163.20 lacs** (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.89,215.80 Lacs** (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

Project/Building/Wing/Tower bearing Number or called.

(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 Project/building/wing as on date of Building Permission from Competent	Rs. 55,200.00 Lacs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs.11,203.20 Lacs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	20.30%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs.43,996.80 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	20.30%

(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	Rs. 47,179.00 Lacs
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs. 1,960.00 lacs
3	Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	4.20%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs. 45,219.00 Lacs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0.00
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	4.20%

(Enclose separate sheet for the cost calculations)

Name : Devendra Bhandari

BE (Civil), MP (URP)

Life member IEC

Fellow Member (URP) 1989-1986

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