

# Atul Saxena

Chartered Engineer,  
MIE, M - 1714966  
B. Tech (Civil), NIT(W)  
C-16D, Rajat Vihar,  
Sector -62, Noida

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FORM-REG -II  
Dated : 24/02/25

## ENGINEER'S 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 one no. Tower A (A) of Project Group housing "**Windsor Majesty**" (UPRERA Registration Number – Applied for) Situated on the Khasra no -527 Min. Noor Nagar, Rajnagar Extn. Ghaziabad, Demarcated by boundaries - latitude and longitude 28°42'13.72"N, 77°24'40.18"E, 28°42'12.53"N, 77°24'41.43"E, 28°42'10.73"N, 77°24'40.03"E Tehsil Ghaziabad, District Ghaziabad Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Ghaziabad, admeasuring 6707 Sq.mt. area being developed by M/s. Windsor Paradise Heights Pvt. Ltd.

I Atul Saxena have undertaken assignment of certifying Percentage of Completion work for the Seven no. Towers as mentioned above of the Project being developed by M/s. Windsor Paradise Heights Pvt. Ltd.

Following technical professionals are appointed by owner/developer and were consulted by us for verification /for certification of the cost:

- (i) Mr. Space Designers International as Architect
- (ii) Mr. NNC Design International as Structural Consultant
- (iii) Mr. PKV Consulting Engineers (p) Ltd. as MEP Consultant
- (iv) Mr. Manoj Kumar Mishra as Site Incharge

1. The project is yet to start. 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.
2. We estimate the Total Cost for completion of the project under reference as Rs. 12,897 Lakhs (Total of S.No. 1 in Table 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.

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3. The estimated actual cost incurred till date 20/02/25 is calculated at Rs. NIL Lakhs (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.
4. 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. 12,897 Lakhs (Total of S.No. 4 in Tables A and B)
5. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :

**Table A1**

Building number A (A) ( LB + UB + G + 15 floor)

S.No.	Particulars	Amount (In Lakhs)
1	Total initial estimated cost of the building/wing (Based on original estimate)	Rs 11,762
2	Actual Cost incurred as on 20/02/2025 (Based on estimated cost)	Rs. 0
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 11,762
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

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**Table-"B"**

(Internal & External Development works and common amenities for entire project )

S.No.	Particulars	Amount (In Lakhs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on original estimate)	Rs.1,135
2	Actual Cost incurred as on 20/02/2025 (Based on estimated cost)	Rs.0/-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,135
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s. no. 2+ s. no. 5)/ (s. no. 1+s.no. 5)*100]	0 %

This is issued on specific request of the Promoter M/s. Windsor Paradise Heights Pvt. Ltd. for RERA Compliance & based on information/ drawings/data made available to us.

**Signature of Engineer**

Name :- Atul Saxena  
Aadhar No :- 4626 6870 9229  
PAN No. :- ARJPS5369J