

**2: Engineer Certificate (Form-REG-2)**

<b>ENGINEER'S CERTIFICATE (On Letter Head)</b>							
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)							
No. GDPL/PCA-GGN/25-26/CHE-G04 Information as on 27/02/2025				Date: 01/03/2026			
Subject: Certificate of Amount Incurred for Construction and Development of the Project " <b>Gulshan Empire</b> " " <b>Project ID - 1875174</b> " situate in <b>Plot No. GH-02B, Wave City, Ghaziabad, Uttar Pradesh, Tehsil Ghaziabad</b> Competent / Development Authority Ghaziabad District Ghaziabad PIN 201010 admeasuring <b>22504.57 sq.mts.</b> area being developed by " <b>Gulshan Empire</b> " " <b>Project ID - 1875174</b> "							
I/We <b>Er. NAVEEN KUMAR</b> have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project " <b>Gulshan Empire</b> " " <b>Project ID - 1875174</b> " situate on the Khasra No/Plot no <b>GH-02B</b> of village <b>Wave City</b> Ghaziabad, Uttar Pradesh Tehsil Ghaziabad Competent/Development Authority GHAZIABAD District GHAZIABAD PIN 201010 admeasuring <b>22504.57 sq.mts</b> area being developed by " <b>Gulshan Empire</b> " " <b>Project ID - 1875174</b> "							
Promoter Registration No. <b>UPRERAPRM435155</b> Promoter Name <b>Gulshan Empire Estate LLP</b>							
1. Following technical professionals were appointed by me for verification/ certification of the cost:-							
<ul style="list-style-type: none"> <li>(i) M/s/<b>Shri</b>/Smt Rajiv Gandhi as Licensed Surveyor/Architect</li> <li>(ii) M/s/<b>Shri</b>/Smt V. D. Sharma as Structural Consultant</li> <li>(iii) M/s/<b>Shri</b>/Smt Anand Havelia as MEP Consultant</li> <li>(iv) M/s/<b>Shri</b>/Smt Abhishek Saxena as Site Supervisor</li> </ul>							
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/ Building(s)/Wings(s)/Block(s)/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:							
<b>Table-A1 (In Rs. Lac)</b>							
Building/Wing/Block /Tower Number or Name			Tower E				
1	2	3	4	5	6	7	8
S.No	Task/Activity	Total Estimated Cost (in lakhs)	Amount incurred till now	% of work done as per latest REG (1)	Expenditure REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of computed as per Column 4 and Column 6)	Value of work done in Percentage as per Admissible expenditure (Column No.7/Column No.3)
1	Excavation	36.49	0	0%	0	0	0
2	Total Number of Basement and Plinth (2 Basements /Number of Podiums)	1,448.74	0	0%	0	0	0
3	Stilt Floor / Ground Floor	99.81					
4	Total Number of Slabs of Super Structure	2,694.77	0	0%	0	0	0
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises Sanitary Fittings Within the Flat/Premises,	1,027.12		0%	0	0	0
6	Electrical Fitting within the Flat/Premises,	453.76	0	0%	0	0	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	273.66	0	0%	0	0	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	348.56	0	0%	0	0	0
9	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	787.52	0	0%	0	0	0
10	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts 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.	54.73	0	0%	0	0	0
<b>Total</b>		<b>7,225.16</b>					

<b>(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/Block/Tower, the tables must be numbered as A1,</b>							
<b>Table-A2</b>							
<b>(In Rs. Lac)</b>							
<b>Building/Wing/Block /Tower Number or Name</b>		<b>Tower D</b>					
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>S.No</b>	<b>Task/Activity</b>	<b>Total Estimated Cost (in lakhs)</b>	<b>Amount incurred till now</b>	<b>% of work done as per latest REG (1)</b>	<b>Expenditure REG-1 (Column 3 x Column 5)</b>	<b>Admissible expenditure (Lower of computed as per Column 4 and Column 6)</b>	<b>Value of work done in Percentage as per Admissible expenditure (Column No.7/Column No.3)</b>
1	Excavation	23.87	0	0%	0	0	0
2	Total Number of Basement and Plinth (2 Basements /Number of Podiums)	931.35	0	0%	0	0	0
3	Stilt Floor / Ground Floor	65.87					
4	Total Number of Slabs of Super Structure	1,778.49	0	0%	0	0	0
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises Sanitary Fittings Within the Flat/Premises,	671.88		0%	0	0	0
6	Electrical Fitting within the Flat/Premises,	296.82	0	0%	0	0	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	179.01	0	0%	0	0	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	228.01	0	0%	0	0	0
9	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	515.15	0	0%	0	0	0
10	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts 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.	35.80	0	0%	0	0	0
	<b>Total</b>	4,726.25					

  

<b>(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/Block/Tower, the tables must be numbered as A1,</b>							
<b>Table-A3</b>							
<b>(In Rs. Lac)</b>							
<b>Building/Wing/Block /Tower Number or Name</b>		<b>Tower C</b>					
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>S.No</b>	<b>Task/Activity</b>	<b>Total Estimated Cost (in lakhs)</b>	<b>Amount incurred till now</b>	<b>% of work done as per latest REG (1)</b>	<b>Expenditure REG-1 (Column 3 x Column 5)</b>	<b>Admissible expenditure (Lower of computed as per Column 4 and Column 6)</b>	<b>Value of work done in Percentage as per Admissible expenditure (Column No.7/Column No.3)</b>
1	Excavation	23.87	0	0%	0	0	0
2	Total Number of Basement and Plinth (2 Basements /Number of Podiums)	931.35	0	0%	0	0	0
3	Stilt Floor / Ground Floor	65.87					
4	Total Number of Slabs of Super Structure	1,778.49	0	0%	0	0	0
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises Sanitary Fittings Within the Flat/Premises,	671.88		0%	0	0	0
6	Electrical Fitting within the Flat/Premises,	296.82	0	0%	0	0	0

7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	179.01	0	0%	0	0	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	228.01	0	0%	0	0	0
9	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	515.15	0	0%	0	0	0
10	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts 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.	35.80	0	0%	0	0	0
<b>Total</b>		<b>4,726.25</b>					

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

<b>Table-A4 (In Rs. Lac)</b>							
Building/Wing/Block /Tower Number or Name		Tower B					
1	2	3	4	5	6	7	8
S.No	Task/Activity	Total Estimated Cost (in lakhs)	Amount incurred till now	% of work done as per latest REG (1)	Expenditure REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of computed as per Column 4 and Column 6)	Value of work done in Percentage as per Admissible expenditure (Column No.7/Column No.3)
1	Excavation	23.87	0	0%	0	0	0
2	Total Number of Basement and Plinth (2 Basements /Number of Podiums)	931.35	0	0%	0	0	0
3	Stilt Floor / Ground Floor	65.87					
4	Total Number of Slabs of Super Structure	1,778.49	0	0%	0	0	0
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises Sanitary Fittings Within the Flat/Premises,	671.88		0%	0	0	0
6	Electrical Fitting within the Flat/Premises,	296.82	0	0%	0	0	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	179.01	0	0%	0	0	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	228.01	0	0%	0	0	0
9	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	515.15	0	0%	0	0	0
10	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts 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.	35.80	0	0%	0	0	0
<b>Total</b>		<b>4,726.25</b>					

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

*Naveen*  
Er. Naveen Kumar  
B Tech (Civil)

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Table-A5 (In Rs. Lac)							
Building/Wing/Block /Tower Number or Name		Tower A					
1	2	3	4	5	6	7	8
S.No	Task/Activity	Total Estimated Cost (in lakhs)	Amount incurred till now	% of work done as per latest REG (1)	Expenditure REG-1 (Column 3 x Column 5)	Admissible expenditure (Lower of computed as per Column 4 and Column 6)	Value of work done in Percentage as per Admissible expenditure (Column No.7/Column No.3)
1	Excavation	23.87	0	0%	0	0	0
2	Total Number of Basement and Plinth (2 Basements /Number of Podiums)	931.35	0	0%	0	0	0
3	Stilt Floor / Ground Floor	65.87					
4	Total Number of Slabs of Super Structure	1,778.49	0	0%	0	0	0
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises Sanitary Fittings Within the Flat/Premises,	671.88		0%	0	0	0
6	Electrical Fitting within the Flat/Premises,	296.82	0	0%	0	0	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	179.01	0	0%	0	0	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	228.01	0	0%	0	0	0
9	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	515.15	0	0%	0	0	0
10	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts 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.	35.80	0	0%	0	0	0
	<b>Total</b>	<b>4,726.25</b>					

  
**Er. Naveen Kumar**  
 B Tech (Civil)  
 Office No. 29, New Plaza Market  
 Opp. ICICI Bank, Sec-14, Gurgaon

<b>(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/Block/Tower, the tables must be numbered as A1,</b>							
<b>Table-A6</b>							
<b>(In Rs. Lac)</b>							
<b>Building/Wing/Block /Tower Number or Name</b>		<b>Tower F</b>					
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>S.No</b>	<b>Task/Activity</b>	<b>Total Estimated Cost (in lakhs)</b>	<b>Amount incurred till now</b>	<b>% of work done as per latest REG (1)</b>	<b>Expenditure REG-1 (Column 3 x Column 5)</b>	<b>Admissible expenditure (Lower of computed as per Column 4 and Column 6)</b>	<b>Value of work done in Percentage as per Admissible expenditure (Column No.7/Column No.3)</b>
1	Excavation	36.49	0	0%	0	0	0
2	Total Number of Basement and Plinth (2 Basements /Number of Podiums)	1,448.74	0	0%	0	0	0
3	Stilt Floor / Ground Floor	99.81					
4	Total Number of Slabs of Super Structure	2,694.77	0	0%	0	0	0
5	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/ Premises Sanitary Fittings Within the Flat/Premises,	1,027.12		0%	0	0	0
6	Electrical Fitting within the Flat/Premises,	453.76	0	0%	0	0	0
7	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	273.66	0	0%	0	0	0
8	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, Overhead and Underground Water Tanks	348.56	0	0%	0	0	0
9	Installation of Lifts, Water Pumps, Fire Fighting, Fittings and Equipment as per CFP NOC, Electrical Fittings to Common Areas, Electrical and Mechanical Equipment etc.	787.52	0	0%	0	0	0
10	Compliance to conditions of environmental/Fire NOC, Electric safety certificate, Installation of lifts as per provisions of Lifts 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.	54.73	0	0%	0	0	0
	<b>Total</b>	7,225.16					

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

**(In Rs. lac)**

<b>Table - B</b>							
<b>Cost incurred on Internal and external development works (common facilities) in respect of the entire registered Project</b>							
<b>1</b>	<b>2</b>	<b>3.00</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>S.No</b>	<b>Internal/external Development Work (Common Facilities)</b>	<b>Total Estimated Cost</b>	<b>Amount incurred till now</b>	<b>% of work done as per latest REG (1)</b>	<b>Expenditure computed as per REG-1 (Column 3 x Column 5)</b>	<b>Admissible expenditure (Lower of Column 4 and Column 6)</b>	<b>Value of work done in Percentage as per Admissible expenditure (Column No.7/Column No.3)</b>
1	Internal Roads & Footpaths	967.77	0	0%	0	0	0
2	Water Supply/Drinking Water Facilities	357.32	0	0%	0	0	0
3	Sewerage (Chamber, lines, Septic Tank, STP)	1,075.83	0	0%	0	0	0
4	Storm Water Drain	774.11	0	0%	0	0	0
5	Landscaping & Tree Planting	387.05	0	0%	0	0	0
6	Street Lighting	338.74	0	0%	0	0	0
7	Community Buildings	865.01		0%	0	0	0
8	Treatment & Disposal of Sewage and Sullage water /STP	142.93	0	0%	0	0	0
9	Solid Waste Management & Disposal	285.86	0	0%	0	0	0

*Naveen*  
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10	Water Conservation, Rainwater Harvesting	338.74	0	0%	0	0	0
11	Energy Management/Use of Renewable Energy	71.46	0	0%	0	0	0
12	Fire Protection and Fire Safety Requirements	2,473.73	0	0%	0	0	0
13	Electrical Sub Station, Control Panel & Meter Room	35.73	0	0%	0	0	0
14	Receiving Station	14.29	0	0%	0	0	0
15	Plan of Development Works	967.77	0	0%	0	0	0
16	Emergency Evacuation Services	71.46	0	0%	0	0	0
17	Common Facilities in Basements	71.46	0	0%	0	0	0
18	Others, if any (please specify)	71.46		0%	0	0	0
	<b>Total</b>	<b>9,310.72</b>				<b>0</b>	
	<b>Net Total</b>	<b>42,666.03</b>				<b>0</b>	

3. We estimate the Total Cost for completion of the project under reference as **Rs. 42666.03** (Total of column no.3 in Tables A1, A2 , A3 , A4 , A5 ,A6 and 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 Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till **28/02/2026** is **Rs.0.00** (Total of column no.7 in Tables A1, A2 , A3 , A4 , A5 , A6 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-A1, A2, A3, A4, A5, A6 is **0.0%**

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 is **0.0%**

Yours Faithfully

  
Er. Naveen Kumar  
B Tech (Civil)

Office No. 29, New Plaza Market  
Opp. ICICI Bank, Sec-14, Gurgaon

Signature & Name (in BLOCK LETTERS) of Chartered Engineer  
(License NO..... AM3194127)  
Mobile No.- 8826791656  
Email ID - naveen16011993@gmail.com