

Point No. 7:

Clarification required for difference in the cost of construction and development in the engineer certificate (109037 lacs) and CA certificate (109128 lacs)

Submission towards point no.7

1.1 Clarification:

The cost reflected in the Engineer's Certificate was inadvertently mentioned incorrectly due to a typographical error. The same has now been corrected, and the corrected details are provided in the attached revised Engineer's Certificate.

1.2 Attached is the revised Engineer's Certificate

For Gaursons India Pvt. Ltd.



Authorised Signatory

GAURSONS INDIA PRIVATE LIMITED

Corp. Off.: Gaur Biz Park, Plot No.-1, Abhay Khand-II, Indrapuram, Ghaziabad - 201014 (U.P.) India

CIN: U74899DL1995PTC064555 | **Tel:** +91-120-434 3333 | **Toll Free:** 1800 309 3052

E: legalho@gaursonsindia.com | **W:** gaursonsindia.com

Regd. Off.: 101, 1st Floor, Ashish Comm. Complex, Plot No-2/3, LSC New Rajdhani Enclave, Delhi-110092

Devendra Bhandari
134-A, Pocket-IV, Mayur Vihar, Phase-I, Delhi-110091
E-Mail-devendrabhandari@hotmail.com
Mobile-9868888988, Resi, Tel.No.-011-040518801

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:-19-06-2026

Information as on 31-05-2026

Subject: Certificate of Amount Incurred for Construction and Development of the Project GAUR ALARIS (PHASE 1) Project Registration No.....
situate in Plot No. GH-13, SECTOR-22D, YEIDA, GAUTAM BUDDHA NAGAR (UP) Tehsil Jewar Competent / Development Authority YEIDA District
GAUTAM BUDDHA NAGAR (UP) PIN 203209 admeasuring 39145.00 sq.mts. area being developed by Promoter's Name M/S GAURSONS INDIA PRIVATE
LIMITED Promoter ID:- UPRERAPRM2019 (gaursindia.rera@gaursonsindia.com).

I Devendra Bhandari have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project GAUR ALARIS (PHASE 1) Project Id gaursindia.rera@gaursonsindia.com, situate on the Plot no. GH-13, SECTOR-22D, YEIDA, GAUTAM BUDDHA NAGAR (UP) of village Roneja & Kherli Bhav Tehsil Jewar Competent/ Development Authority YEIDA District Gautam Buddha Nagar (UP) PIN 203209 admeasuring 39145.00 sq.mts area being developed by Promoter's Name M/S GAURSONS INDIA PRIVATE LIMITED, Promoter's Id:- UPRERAPRM2019 (gaursindia.rera@gaursonsindia.com).

1. Following technical professionals were appointed by me for verification / certification of the cost: -

- (i) Shri Hariom Shukla as Licensed Surveyor / Architect
- (ii) Shri R D Consultant as Structural Consultant
- (iii) Shri Paradise Consultant as MEP Consultant
- (iv) Shri Dheeraj Singh as Site Supervisor

2. The project is still new. We have estimated the cost of the completion of the civil, MEP and allied works, of the Plotted Development/ 8 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

(Tower-Eleganza)

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	46.27	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	755.26	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	613.96	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	110.04	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2610.90	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	2008.19	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1508.02	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	929.07	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	232.58	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	477.66	0.00	0.00%	0.00	0.00	0.00%
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.	2914.76	0.00	0.00%	0.00	0.00	0.00%

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.	297.60	10.43	0.01%	0.03	0.03	0.01%
TOTAL		12504.32	10.43	0.01%	0.03	0.03	0.01%

(Tower-Evania)

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	41.78	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	682.02	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	554.42	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	99.37	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2357.71	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	1813.45	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1361.78	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	838.98	0.00	0.00%	0.00	0.00	0.00%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	210.03	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	431.34	0.00	0.00%	0.00	0.00	0.00%
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.	2632.10	0.00	0.00%	0.00	0.00	0.00%
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.	268.74	9.42	0.01%	0.03	0.03	0.01%
TOTAL		11291.73	9.42	0.01%	0.03	0.03	0.01%

(Tower-Gaudium)

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	41.78	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	682.02	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	554.42	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	99.37	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2357.71	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	1813.45	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1361.78	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	838.98	0.00	0.00%	0.00	0.00	0.00%

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	210.03	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/Block/ Tower, Overhead and Underground Water Tanks	431.34	0.00	0.00%	0.00	0.00	0.00%
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.	2632.10	0.00	0.00%	0.00	0.00	0.00%
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.	268.74	9.42	0.01%	0.03	0.03	0.01%
TOTAL		11291.73	9.42	0.01%	0.03	0.03	0.01%
(Tower-Elance)							
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	41.78	0.00	0.00%	0.00	0.00	0.00%
2	Total Number of Basement and Plinth	682.02	0.00	0.00%	0.00	0.00	0.00%
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5	Total Number of Slabs of Super Structure	2357.71	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	1813.45	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1361.78	0.00	0.00%	0.00	0.00	0.00%
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TOTAL		11291.73	9.42	0.01%	0.03	0.03	0.01%
(Tower-Azura)							
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)
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3	Total Number of Podiums	554.42	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	99.37	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2357.71	0.00	0.00%	0.00	0.00	0.00%
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TOTAL		11291.73	9.42	0.01%	0.03	0.03	0.01%
(Tower-Orlena)							
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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)
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TOTAL		11291.73	9.42	0.01%	0.03	0.03	0.01%
(Tower-Aurea)							
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2	Total Number of Basement and Plinth	755.26	0.00	0.00%	0.00	0.00	0.00%
3	Total Number of Podiums	613.96	0.00	0.00%	0.00	0.00	0.00%
4	Stilt Floor	110.04	0.00	0.00%	0.00	0.00	0.00%
5	Total Number of Slabs of Super Structure	2610.90	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	2008.19	0.00	0.00%	0.00	0.00	0.00%
7	Sanitary Fittings within the Flat/Premises,	1508.02	0.00	0.00%	0.00	0.00	0.00%
8	Electrical Fitting within the Flat/Premises	929.07	0.00	0.00%	0.00	0.00	0.00%

9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	232.58	0.00	0.00%	0.00	0.00	0.00%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	477.66	0.00	0.00%	0.00	0.00	0.00%
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.	2914.76	0.00	0.00%	0.00	0.00	0.00%
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.	297.60	10.43	0.01%	0.03	0.03	0.01%
TOTAL		12504.32	10.43	0.01%	0.03	0.03	0.01%
Grand Total		92759.00	77.35	0.08%	0.23	0.23	0.08%

(Prepare separate table for each Building/Wing/ Block /Tower. In case of multiple Building/Wing/ Block /Tower, the tables must be numbered as A1, A2.....)

Table - B

Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project

1	2	3	4	5	6	7	8 (in Rs Lac)
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	268.45	0.00	0.00%	0.00	0.00	0.00%
2	Water Supply/Drinking Water Facilities	268.45	0.00	0.00%	0.00	0.00	0.00%
3	Sewerage (chamber, lines, Septic Tank, STP)	535.27	0.00	0.00%	0.00	0.00	0.00%
4	Storm Water Drain	214.43	0.00	0.00%	0.00	0.00	0.00%
5	Landscaping & Tree Planting	2679.61	0.00	0.00%	0.00	0.00	0.00%
6	Street Lighting	268.45	0.00	0.00%	0.00	0.00	0.00%
7	Community Buildings	5360.85	0.00	0.00%	0.00	0.00	0.00%
8	Treatment & Disposal of Sewage and Sullage water /STP	268.45	0.00	0.00%	0.00	0.00	0.00%
9	Solid Waste Management & Disposal	160.42	0.00	0.00%	0.00	0.00	0.00%
10	Water Conservation, Rainwater Harvesting	106.40	0.00	0.00%	0.00	0.00	0.00%
11	Energy Management/Use of Renewable Energy	106.40	0.00	0.00%	0.00	0.00	0.00%
12	Fire Protection and Fire Safety Requirements	268.45	0.00	0.00%	0.00	0.00	0.00%
13	Electrical Sub Station, Control Panel & Meter Room	1072.17	0.00	0.00%	0.00	0.00	0.00%
14	Receiving Station	535.27	0.00	0.00%	0.00	0.00	0.00%
15	Plan of Development Works	535.27	0.00	0.00%	0.00	0.00	0.00%
16	Emergency Evacuation Services	235.71	0.00	0.00%	0.00	0.00	0.00%
17	Common Facilities in Basement	268.45	0.00	0.00%	0.00	0.00	0.00%
18	Others, if any (please specify)	3216.51	13.65	0.08%	2.68	2.68	0.08%
TOTAL		16369.00	13.65	0.08%	2.68	2.68	0.08%

3. We estimate the Total Cost for completion of the project under reference as Rs.1,09,128.00 Lacs (Total of column no. 3 in Tables A1, A2, A3, A4, A5, A6, A7 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/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible expenditure till 31-05-2026 is Rs.91.00 Lacs (Total of column no. 7 in Tables A1, A2, A3, A4, A5, A6, A7 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, A7

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
B.E. (Civil), Year-1986
Gaur Biz Park, Plot No.-1, Abhay Khand-II
Indrapuram, Ghaziabad-201014(U.P.)

Devendra Bhandari
Mobile No.9582279254
Email ID- devendrabhandari@hotmail.com

अनुक्रमांक 120
Roll No.

जोधपुर विश्वविद्यालय

प्रमाणित किया जाता है कि

देवेन्द्र भण्डारी

ने इस विश्वविद्यालय से 1985 की परीक्षा में

बैचलर ऑफ इंजीनियरिंग

सिविल इंजीनियरी शाखा

की उपाधि प्रथम श्रेणी में प्राप्त की

THE UNIVERSITY OF JODHPUR

This is to certify that

DEVENDRA BHANDARI

obtained the degree of

BACHELOR OF ENGINEERING

CIVIL ENGINEERING BRANCH

of this University in the

Examination of 1985 and that

he/she was placed in the First Division


DEVENDRA BHANDARI

B.E. (Civil), Year-1986

Gaur Biz Park, Plot No.-1, Abhay Khand-II
Indirapuram, Ghaziabad-201014(U.P.)

Signature

Vice-Chancellor

वाइस-चान्सलर

29 नवम्बर, 1986

