

AV ACCURATE VALUERS

VIVEK AGARWAL

{Valuation of Immovable Properties and Plant & Machinery}
Government Registered Valuer

Surveyor / Loss Assessor
Licence No.~SLA 29650
Valid upto 12TH September 2026
Institution of Valuers Regd. No.~F-7108
Fellow Member of Indian Institute of Insurance
Surveyor & Loss Assessor Membership No.~F/N/02339
Government Registered Valuer u/s 34AB of the
Wealth-Tax Act, 1957 No.~CAT-I/645/182/2015-16
Member of IOV Registered Valuers Foundation

Chartered Engineer, Government Registered Valuer
Insurance Surveyor & Loss Assessor, Certified Insurance Arbitrator
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Members :~

Delhi Insurance Institute,
Government Registered Valuer,
The Institution of Engineers (India),
Automobile Association of Upper India,
Fellow Member of Institution of Valuers,
Loss Prevention Association of India Ltd.,

Fellow Member of Indian Institute of Insurance Surveyor & Loss Assessor
Certified Insurance Arbitrator (Asean Institute of Insurance & Risk Management (AIIRM))

PAN No.~ AAOFA0585E

INCOME TAX DAN NO. : DELGIAOFA585E

FORM-REG-2

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 11 No. of Building(s)/Block(s) of the Godrej Arden-[UPRERA Registration Number - _____] situated on the Plot no. 207, Sector Sigma III, Greater NOIDA, G.B. NAGAR, (U.P.) Demarcated by its boundaries (latitude and longitude of the end points) 28 26 48.73N 77 33 04.12 E, 28 26 46.32 N 77 33 05.66E, 28 26 54.58N 77 33 14.72E, 28 26 50.58 77 33 17.12 E, Tehsil Gautam Buddha Nagar Competent/ Development authority Greater Noida Authority District Gautam Buddha Nagar PIN 203207 admeasuring 38771 sq.mts. area being developed by M/s Godrej Properties Ltd.

I / We Accurate Valuer have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 11 Nos Building(s)/Block/ Tower (s) of the Godrej Arden - [UPRERA Registration Number - _____] situated on the Khasra No/ Plot no 207, SECTOR - SIGMA III, GREATER NOIDA of tehsil Gautam Buddha Nagar competent/ development authority Greater Noida Authority District Gautam Buddha Nagar PIN 203207 admeasuring 38771 sq.mts. area being developed by M/s Godrej Properties 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 were consulted by me for verification /for certification of the cost:

- (i) M/s ACPL Design Limited as Architecture Consultant-
- (ii) M/s Paresh & Associates as Structural Consultant
- (iii) M/s SEED as MEP Consultant
- (iv) M/s Accurate Valuer as Site Supervisor




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Dated : 28th July, 2025

2. The Project is still ongoing. 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 157628.45 lakhs- (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 30th April 2025 is calculated at Rs.694.37 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.

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 156934.07 lakhs (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 30th April 2025 is as given in Tables A and B below.

7. Percentage completion of Construction Work completed is 0.44%

Table A
Building/Wing/Tower called Godrej Arden - All Blocks

Sr. No.	Particulars	Amount (in Lacs)
1.	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1,53,097
2.	Cost incurred as on Date (Based on the actual cost incurred as per records)	426.46
3.	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	0.28%
4.	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,52,670.99
5.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0



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Table B
Internal & External Development works and common amenities

Sr. No.	Particulars	Amount (in Lacs)
1.	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	4,531
2.	Cost incurred as on Date (Based on the actual cost incurred as per records)	267.91
3.	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	5.91%
4.	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	4,263.09
5.	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6.	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0

Dated : 28th July, 2025



Name : VIVEK AGARWAL

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(License No. AM0723382 of Authority