

AV ACCURATE VALUERS

VA 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-1/645/182/2015-16
Member of IOV Registered Valuers Foundation

Chartered Engineer, Government Registered Valuer
Insurance Surveyor & Loss Assessor, Certified Insurance Arbitrator
Phone No.:~ 011-45120705, 9810120705, 8800663705
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. : DELGIAA0FA585E

Ref No-VA/2025-2026/S/070

16th December, 2025

FORM-REG-2

ENGINEER'S CERTIFICATE

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

Information as on 30th Nov 2025

Subject: Certificate of Amount Incurred for Construction and Development of the Project "CROWN RESIDENCES" <Project_Registration_No> situate in Khasra No/ Plot no REP-01, Sector 27, Greater Noida, G.B Nagar, (U.P) of East of Tehsil Gautam Buddha Nagar Competent, Development Authority Greater Noida Development Authority District Gautam Buddha Nagar_PIN 201308 admeasuring 18166.07 sq.mts. area being developed by M/s AR Landcraft LLP.

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

- (i) M/s/Shri/Smt Ar. Ashu Arora as Licensed Surveyor / Architect
- (ii) M/s/Shri/Smt KELKAR DESIGN PVT LTD as Structural Consultant
- (iii) M/s/Shri/Smt Consummate Engineering Services Pvt. Ltd as MEP Consultan
- (iv) M/s/Shri/Smt Tariq Khan as Site Superviso

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)/Wing(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:

Tower Name-Amber (Approved as Tower - A1 in Building Plan)

Building/Wing/ Block /Tower Number or Name			Amber				
1	2.00	3.000	4.000	5	6.000	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	218.3	33.54	20%	43.66	33.54	15.4%
2	Total Number of Basement and Plinth	3880.0	0	0	0	0	0.0%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	5847.1	0	0	-	-	0.0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2183.0	0	0	-	-	0.0%
7	Sanitary Fittings within the Flat/Premises,	487.1	0	0	-	-	0.0%
8	Electrical Fitting within the Flat/Premises	1144.5	0	0	-	-	0.0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0.0	0	0	-	-	0.0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	88.7	0	0	-	-	0.0%

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.	629.6	0	0	-	-	0.0%
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.	798.1	216.05	28	22,347.25	216.05	27.1%
Total		15276.5	249.6	28.2	22390.9	249.6	0.4%

Tower Name-Coral (Approved as Tower - A2 in Building Plan)

Building/Wing/ Block /Tower Number or Name			Coral				
1	2.00	3.000	4.000	5	6.000	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	218.3	33.54	20%	43.66	33.54	15.4%

2	Total Number of Basement and Plinth						
3	Total Number of Podiums	3880.0	0	0	0	0	0.0%
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	5847.1	0	0	-	-	0.0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2183.0	0	0	-	-	0.0%
7	Sanitary Fittings within the Flat/Premises,	487.1	0	0	-	-	0.0%
8	Electrical Fitting within the Flat/Premises	1144.5	0	0	-	-	0.0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0.0	0	0	-	-	0.0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	88.7	0	0	-	-	0.0%
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.	629.6	0	0	-	-	0.0%

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.	798.12	216.05	28	22,347.25	216.05	27.1%
Total		15276.5	249.6	28.2	22390.9	249.6	0.4%

Tower Name-Pearl (Approved as Tower - A3 in Building Plan)

Building/Wing/ Block /Tower Number or Name			Pearl				
1	2.00	3.000	4.000	5	6.000	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	218.3	33.54	20%	43.66	33.54	15.4%
2	Total Number of Basement and Plinth	3880.0	0	0	0	0	0.0%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	5847.1	0	0	-	-	0.0%

6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	2183.0	0	0	-	-	0.0%
7	Sanitary Fittings within the Flat/Premises,	487.1	0	0	-	-	0.0%
8	Electrical Fitting within the Flat/Premises	1144.5	0	0	-	-	0.0%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	0.0	0	0	-	-	0.0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	88.7	0	0	-	-	0.0%
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.	629.6	0	0	-	-	0.0%
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,	798.1	216.05	28	22,347.25	216.05	27.1%

Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupancy/Completion Certificate.							
Total	15276.5	249.6	28.2	22390.9	249.6	0.4%	

Table-B							
Cost incurred on Internal and external development works (common facilities)							
in respect of the entire registered project							
(In Rs. Lacs)							
1	2.00	3.000	4.000	5	6.000	7	8
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	968.4	669.61	70%	677.91	669.61	69.1%
2	Water Supply/Drinking Water Facilities	43.2	0	0%	-	-	0.0%
3	Sewerage (chamber, lines, Septic Tank, STP)	0.0	0	0%	-	-	0.0%
4	Storm Water Drain	0.0	0	0%	-	-	0.0%
5	Landscaping & Tree Planting	13.3	0	0%	-	-	0.0%
6	Street Lighting	56.8	0	0%	-	-	0.0%
7	Community Buildings	280.7	0	0%	-	-	0.0%
8	Treatment & Disposal of Sewage and Sullage water /STP	108.5	0	0%	-	-	0.0%

9	Solid Waste Management & Disposal	9.8	0	0%	-	-	0.0%
10	Water Conservation, Rainwater Harvesting	0.0	0	0%	-	-	0.0%
11	Energy Management/Use of Renewable Energy	0.0	0	0%	-	-	0.0%
	Fire Protection and Fire Safety Requirements						
13	Electrical Sub Station, Control Panel & Meter Room	312.6	0	0%	-	-	0.0%
14	Receiving Station	0.0	0	0%	-	-	0.0%
15	Plan of Development Works	0.0	0	0%	-	-	0.0%
16	Emergency Evacuation Services	0.0	0	0%	-	-	0.0%
17	Common Facilities in Basement	50.0	0	0%	-	-	0.0%
18	Others, if any (Security, Basement Ventillation Misc)	1038.0	810.04	79%	820.4	810.04	78.0%
	Total	2881.4	1479.6	1.5	1497.9	1479.6	1.5%

3. We estimate the Total Cost for completion of the project as Rs. 48,710.90 Lacs (Total of column no. 3 in Tables A1, A2.... 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 30th Nov 2025 is Rs.2,228.41 Lacs (Total of column no. 7 in Tables A1, A2.... 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 is 1.63 %

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.



[Handwritten Signature]

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Aadhar No. : 923343910915

PAN NO. : AAOFA0585E

(License No. AM0723382 of Authority)