

# ACCURATE VALUERS

## VIVEK AGARWAL

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

Surveyor / Loss Assessor  
Licence No.~SLA 29650  
Valid upto 12<sup>TH</sup> 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

FORM-REG2

### ENGINEER'S CERTIFICATE

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

Subject :- (For The Purpose of Registration of Project and for withdrawal of Money from Designated Separate Account)  
Certificate of Percentage of Completion of Construction Work of Retail Building(s) / One Block named "Godrej Avenue 9"  
Project situated on the Khasra No./Plot No.-REP-01, Sector 27, Greater Noida, G.B Nagar, (U.P) Demarcated by its  
boundaries (latitude and longitude of the end points) 28°28'38" to the North 77°32'13" to the East Tehsil Gautam Buddha  
Nagar Competent / Development Authority GNIDA District Gautam Buddha Nagar PIN 201308 admeasuring 63257 Sq. Mtrs.  
area being developed by AR Landcraft LLP.

I/We Dhruvi Enterprises and consultant have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage  
of Completion Work of the RETAIL Building(s) / One Block / "Godrej Avenue 9" Project situated on the Khasra No./Plot No.-  
REP-01, Sector 27, Greater Noida, G.B Nagar, (U.P) Tehsil Gautam Buddha Nagar Competent / Development Authority  
GNIDA District Gautam Buddha Nagar PIN 201308 admeasuring 63257 Sq. Mtrs. area being Developed by AR Landcraft LLP.

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:

- M/s/Shri/Smt Golden India Architects (Ar. Avnish Srivastava ) as Architect
- M/s/Shri/Smt Paresh and Associates as Structural Consultant
- M/s/Shri/Smt Consummate Engineering Services Pvt. Ltd. as MEP Consultant
- M/s/Shri/Smt Accurate Valuers as Site Supervisor



*Vivek Agarwal*

VIVEK AGARWAL

Dated : 30<sup>th</sup> June, 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 Project site information/Data made available to us for the project under reference by the Promoter and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Survey or appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site information carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 58,094.45 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 date 30/04/2025 is calculated at Rs. 2,054.04 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. 56,040.41 Lakhs (Total of S.No. 4 in Tables A and B).

6. I as a Chartered Engineer certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on 30/04/2025 is as given in Tables A and B below as information received:

**Table A**

Building/Wing/Tower called RETAIL “**Godrej Avenue 9**”

(To be prepared separately for each Building / Wing of the Real Estate Project / Phases.

In case of more than one building, label as Table-A1, A2, A3 etc.)

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)	56,541.52
2.	Cost incurred as on Date (Based on the actual cost incurred as per records)	1,889.07
3.	Value of Work done in Percentage (as Percentage of the estimated cost ) (1*100/2)	3.34%
4.	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	54,652.45
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)	3.34%



**VIVEK AGARWAL**

**Dated : 30<sup>th</sup> June, 2025**

**Table B**

Internal & External Development works and common amenities  
(To be prepared for the entire registered phase of the Real Estate Project)

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).	1,552.93
2.	Cost incurred as on Date (Based on the actual cost incurred as per records)	164.97
3.	Value of Work done in Percentage (as Percentage of the estimated cost ) $(1 \times 100 / 2)$	10.62%
4.	Balance Cost to be Incurred (Based on Estimated Cost) $(1 - 2)$	1,387.96
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 $(1 \times 100) / (2 + 5)$	10.62%

**Dated : 30<sup>th</sup> June, 2025**



**Name : VIVEK AGARWAL**

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(License No. AM0723382 of Authority .....)