

ACCURATE VALUERS

VIVEK AGARWAL

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

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))

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

PAN No.~ AADPA0843N

INCOME TAX DAN NO. : DELGIAA0FA585E

Form-REG-2

Engineer Certificate

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account
and Submission of Quarterly Progress Report)

Ref No-2025-2026/S/081

Date : 12/01/2026

Information as on 12 Jan 2026

Subject:- Certificate of Percentage of work done for the Project Godrej Majesty Project_Registration_No- UPRERAPRJ 250823/04/2025 situate in Plot no- GH-01/B,C,D,E,J & K , SECTOR -12, GREATER NOIDA, G.B. NAGAR, (U.P.) Tehsil - Gautam Buddha Nagar, Competent/ Development authority - Greater Noida Authority, District - Gautam Buddha Nagar , PIN -203207 admeasuring 32350 sq.mts. area being developed by M/s Godrej Properties Ltd UPRERAPRM237988

I/We **M/s Accurate Valuers** have undertaken assignment as Project Engineer for certifying Percentage of work done for the project Godrej Majesty - UPRERAPRJ 250823/04/2025 situate on the Khasra No/ Plot no - GH-01/B,C,D,E,J & K , SECTOR -12, GREATER NOIDA of tehsil-Gautam Buddha Nagar, competent/ development authority -Greater Noida Authority , District - Gautam Buddha Nagar , PIN - 203207 admeasuring -32350 sq.mts area being developed by M/s Godrej Properties Ltd.UPRERAPRM237988

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

- (i) M/s Accurate Valuers as Licensed Surveyor
- (ii) M/s/Dr. Kelkar Designs Pvt.Ltd. as Structural Consultant
- (iii) M/s Design Centre Consulting EGINEER as MEP Consultant
- (iv) M/s_____as Site Supervisor

- 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:

(in Rs Lac)							
Table-A							
	Building/Wing/ Block/ Tower Number or Name						
1	2	3	4	5	6	7	8
Sr. No.	Task / Activity	Total Estimate d 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	298	10	61%	181.62	10.00	3%
2.	Total Number of Basement and Plinth	19,063	815.28	3%	571.89	571.89	3%
3.	Total Number of Podiums						
4.	Stilt Floor						
5.	Total Number of Slabs of Super Structure	34,735	0	0%	-	-	0%
6.	Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/Premises	21,613	0	0%	-	-	0%
7.	Sanitary Fittings within the Flat/Premises,	2,693	0	0%	-	-	0%
8.	Electrical Fitting within the Flat/Premises	4,783	0	0%	-	-	0%

9.	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	254	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	223	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.	15,821	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	953	0	0%	-	-	0%
Total		97,435	825		754	582	
(in Rs Lac)							

(Prepare separate table for each Building/Wing/ Block /Tower. In case of mulitple 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****(in Rs Lac)**

	Building/Wing/ Block /Tower Number or Name						
1	2	3	4	5	6	7	8
Sr. 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 expenditur e (Column No. 7 /Column No. 3)
1.	Internal Roads & Footpaths	2,231	0	0%	-	-	0%
2.	Water Supply/Drinking Water Facilities	36	0	0%	-	-	0%
3.	Sewerage (chamber, lines, Septic Tank, STP)	234	0	0%	-	-	0%
4.	Storm Water Drain	36	0	0%	-	-	0%
5.	Landscaping & Tree Planting	254	0	0%	-	-	0%
6.	Street Lighting	188	0	0%	-	-	0%
7.	Community Buildings	3,273	0	0%	-	-	0%
8.	Treatment & Disposal of Sewage and Sullage water /STP	183	0	0%	-	-	0%
9.	Solid Waste Management & Disposal	94	0	0%	-	-	0%
10.	Water Conservation, Rainwater Harvesting	1,016	0	0%	-	-	0%
11.	Energy Management/Use of Renewable Energy	33	0	0%	-	-	0%
12.	Fire Protection and Fire Safety Requirements	76	0	0%	-	-	0%

13.	Electrical Sub Station, Control Panel & Meter Room	377	0	0%	-	-	0%
14.	Receiving Station	-	0	0%	-	-	
15.	Plan of Development Works	71	0	0%	-	-	0%
16.	Emergency Evacuation Services	-	0	0%	-	-	
17.	Common Facilities in Basement	-	0	0%	-	-	
18.	Others, if any (RO/SO/ HO/OC/ overhead, /Misc Heads)	10419	2325.62	22%	2,326	2,326	22%
	Total	18520	2325.62		2325.62	2325.62	

- 3 We estimate the Total Cost for completion of the project under reference as **Rs.115955 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 31 Dec 25 is **Rs.3151 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.....
- 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.



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