

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-I/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. : DELGIAAOF585E

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 9 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 9 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



Vivek Agarwal

VIVEK AGARWAL

Dated : 13th October, 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 Sep 2025** is calculated at **Rs.2791.54 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 154836.91 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 Sep 2025** is as given in Tables A and B below:

7. Percentage completion of Construction Work completed is **1.77%**

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)	153,097
2.	Cost incurred as on Date (Based on the actual cost incurred as per records)	2,523.63
3.	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	1.65%
4.	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	150,573.82
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



[Signature]

VIVEK AGARWAL

Dated : 13th October, 2025

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) $(1 \times 100 / 2)$	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 $(1 \times 100) / (2+5)$	0

Dated : 13th October, 2025
Name : VIVEK AGARWAL

Address : 136, Punjabi Bagh Apartments,
Rohtak Road, Paschim Vihar,
New Delhi-110063.

Aadhar No. : 923343910915**PAN NO. :** AAOFA0585E

(License No. AM0723382 of Authority)

AV ACCURATE VALUERS

VIVEK AGARWAL

Government Registered Valuer (Valuation of Immovable Properties)
Registration No.-CAT-I/645/182/2015-16 (Vivek Agarwal)
Chartered Engineer – AM0723382
Head Office : M-10, Harsha House, Commercial Complex,
Karam Pura, New Delhi-110015.

PAN NO.-AADPA0843N 011-45120705/9810120705/8800663705

UMESH KUMAR TYAGI

Government Registered Valuer (Valuation of Plant & Machinery)
Registration No.-CAT-A/16/2006-07 (Umesh Kumar Tyagi)
Branch office : I-372, Govindpuram, Ghaziabad,
Uttar Pradesh-201013.

PAN NO.-ABKPT3034G

9810118453

e-mail : accuratevaluers@yahoo.co.in

BILL NO. : 2025-2026 / N/054

13th October, 2025

a)	Report Prepared for	:	M/s. Godrej Properties Limited Plot No.-207, Sector-Sigma-III, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh-201308 GST No. : 09AAACG3995M2ZY
b)	i. Name of Property Owner(s)	:	M/s. Godrej Properties Limited
	ii. Address of the Property under Valuation	:	Project namely "Godrej Arden", Plot No.-207, Situated at Sector-Sigma-II, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh-201308
c)	Contact Person	:	Shri Siddhartha Dubey ~ 98911 19478

PROFESSIONAL CHARGES

Professional Fees for Technical Services Project – Sigma III	:	7,500.00
IGST @ 18%	:	1,350.00
TOTAL	:	8,850.00
Rupees Eight Thousand Eight & Fifty Only.		

NOTE :- Please mention Bill No. while Transferring the Amount in our Account.

Account No.-2174 020 000 1037, Bank of Baroda, Karampura, New Delhi-110015.

I.F.S.C. CODE – BARB0KARAMP (Fifth Character is ZERO).

GST NO. : 07AAOFA0585E1ZI

Accurate Valuers



Vivek Agarwal

B.Sc., B.E., A.M.I.E., F.I.V.,
Chartered Engineer – AM0723382
Government Registered Valuers,
Valuer Licence No.-CAT-I/645/182/2015-16