

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 Palm Retreat - Phase 1 [UPRERA Registration Number - UPRERAPRJ745601] situated on the Khasra No/ Plot no SC-02 F, Sector-150, Noida, Demarcated by its boundaries (latitude and longitude of the end points) 28 2605. 25N to the North 28 255 420N to the South 77 29 00 94E to the East 77 29 02. 14E to the West of village - Gautam Buddha Nagar Tehsil - Gautam Buddha Nagar Competent/ Development authority District- Gautam Buddha Nagar, Noida PIN 201308 admeasuring 33500 sq.mts. area being developed by ACE Infracity Developers Pvt Ltd.

I have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 11 Building(s)/Block/ Tower (s) of the Godrej Palm Retreat - Phase 1 [UPRERA Registration Number - UPRERAPRJ745601] situated on the Khasra No/ Plot no SC-02 F, Sector-150, Noida of village Gautam Buddha Nagar tehsil Gautam Buddha Nagar competent/ development authority District Gautam Buddha Nagar PIN 201308 admeasuring 33500 sq.mts. area being developed by ACE Infracity Developers Pvt 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/Shri/Smt AMDD Designs as LS/Architect
- (ii) M/s/Shri/smt Dr. Kelkar Designs Pvt Ltd as Structural Consultant
- (iii) M/s/Shri/Smt Sunil Nayyar Consulting Engineers LLP as MEP Consultant

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. 3,20,00,00,000 (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 Jun 2025 is calculated at Rs. 2,99,29,86,987 (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.20,70,13,013 (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 Jun 2025 is as given in Tables A and B below :

7. Percentage completion of Construction Work completed is 93.53%

Table A
Building/Wing/Tower bearing Number - A1

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	17,46,81,012
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	16,91,30,174
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	96.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	55,50,839
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - A2		
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	91,71,11,444
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	84,76,98,947
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	92.43%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	6,94,12,497
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - A3		
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	11,36,67,637
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	11,00,55,620
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	96.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	36,12,016
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - A4		
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	14,58,26,972
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	14,11,93,028
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	96.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	46,33,944
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - A5		
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	17,46,81,012
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	16,91,30,174
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	96.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	55,50,839
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - B1		
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	17,46,81,012
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	16,91,30,174
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	96.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	55,50,839
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - B2		
S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	14,58,26,972
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	14,11,93,028
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	96.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	46,33,944
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - B3		
S.No.	Particulars	Amounts

1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	11,36,67,637
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	11,00,55,620
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	96.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	36,12,016
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - B4

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	91,71,11,444
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	83,85,27,833
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	91.43%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	7,85,83,611
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - B5

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	17,46,81,012
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	16,91,30,174
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	96.82%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	55,50,839
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - External Development

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	12,97,10,000
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	12,63,78,269
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	97.43%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	33,31,731
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Building/Wing/Tower bearing Number - Commerical

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	1,83,53,847
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	13,63,948
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	7.43%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,69,89,899
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs 0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5)	0%

Signature of Engineer

Name

Address

Aadhar No.

PAN No.

(License No of Authority.....)


11/7/2025