

ENGINEER'S CERTIFICATE (On Letter Head)

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

No.....

Date: 12 Jan 2026

Information as on _31st Dec 2025_

Subject: Certificate of Amount Incurred for Construction and Development of the Project **Godrej Palm Retreat Phase -2**, [UPRERA Registration Number - UPRERAPRJ124632], situate in 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. 14 E to the West of village - Gautam Buddha Nagar Tehsil - Gautam Buddha Nagar Competent/ Development authority District- Gautam Buddha Nagar, Noida PIN 201308 admeasuring 12750 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 - UPRERAPRJ124632] 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 12750 sq.mts. area being developed by ACE Infracity Developers Pvt Ltd.

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

- (i) M/s/Shri/Smt _AMDD Design_ as Licensed Surveyor / 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 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
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	111.76	111.76	100%	111.76	111.76	100%
2	Total Number of Basement and Plinth	2,502.53	2,502.53	100%	2,502.53	2,502.53	100%
3	Total Number of Podiums	-	-	-	-	-	-
4	Stilt Floor	-	-	-	-	-	-
5	Total Number of Slabs of Super Structure	5,429.28	5,429.28	95.20%	5,168.68	5,168.68	95%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3,528.09	2,787.19	45%	1,587.64	1,587.64	45%
7	Sanitary Fittings within the Flat/Premises,	111.97	82.86	0%	-	-	0%
8	Electrical Fitting within the Flat/Premises	291.18	209.65	26%	75.71	75.71	26%
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	-	-	2%	-	-	-
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	771.41	586.27	28%	216.00	216.00	28%
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.	1,631.37	1,288.78	13%	212.08	212.08	13%
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.	243.85	197.52	5%	12.19	12.19	5%
	TOTAL	14,621.45	13,195.85		9,886.58	9,886.58	68%

Table - B							
Cost incurred on Internal and external development works (common facilities) in respect of the entire registered project							
							(in Rs Lac)
1	2	3	4	5	6	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	126.29	75.78	10%	12.63	12.63	10%
2	Water Supply/Drinking Water Facilities	67.18	40.31	15%	10.08	10.08	15%
3	Sewerage (chamber, lines, Septic Tank, STP)	22.39	13.44	40%	8.96	8.96	40%
4	Storm Water Drain	22.39	13.44	40%	8.96	8.96	40%
5	Landscaping & Tree Planting	31.04	18.63	0%	-	-	0%
6	Street Lighting	23.00	13.80	0%	-	-	0%
7	Community Buildings	359.58	215.75	50%	179.79	179.79	50%
8	Treatment & Disposal of Sewage and Sullage water /STP	69.33	41.60	70%	48.53	41.60	60%
9	Solid Waste Management & Disposal	3.40	2.04	50%	1.70	1.70	50%
10	Water Conservation, Rainwater Harvesting	45.99	27.60	50%	23.00	23.00	50%
11	Energy Management/Use of Renewable Energy	74.39	44.64	0%	-	-	0%
12	Fire Protection and Fire Safety Requirements	-	-	20%	-	-	
13	Electrical Sub Station, Control Panel & Meter Room	-	-	20%	-	-	
14	Receiving Station	-	-	20%	-	-	
15	Plan of Development Works	78.51	47.11	20%	15.70	15.70	20%
16	Emergency Evacuation Services	-	-	20%	-	-	
17	Common Facilities in Basement	411.66	246.99	20%	82.33	82.33	20%
18	Others, if any (please specify)	-	0	-	-	-	
	TOTAL	1,335.17	801.10		391.67	384.74	29%

3. We estimate the Total Cost for completion of the project under reference as Rs. 159,56,61,183 / INR (Total of column no. 3 in Tables A 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 31st Dec 2025 is Rs. 102,71,31,891/- INR (Total of column no. 7 in Tables A 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.. 68%

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. 29%

Yours Faithfully

Signature & Name of Engineer

Mobile No.

Email ID


(T.C. Samuel)
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