



FORM-R

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 6 Nos. of Building(s)/Block(s) of the Godrej Tropical Isle [UPRERA Registration Number - UPRERAPRJ303390] situated on the Khasra No/ Group Housing Plot No. GH-01/A Sector 146, Gautam Buddha Nagar, Uttar Pradesh.

Demarcated by its boundaries (latitude and longitude of the end points) 28°28'14.29"N to the North , 77°27'10.29"E to the East, of Tehsil - Gautam Buddha Nagar Competent/ Development authority Noida Authority District- Gautam Buddha Nagar, Noida PIN 201310 admeasuring 25000 sqmt Area being Developed By M/S Godrej Properties Limited.

I have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the 6 Building(s)/Block/ Tower (s) of the Godrej Tropical Isle situated on the Khasra No/ Plot no GH-01 A, , Sector-146, Noida of tehsil Gautam Buddha Nagar competent/ development authority Noida Authority District Gautam Buddha Nagar PIN 201310 admeasuring 25000 sqmt Area being Developed By M/S Godrej Properties Limited.

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 Golden India Architects as LS/Architect
- (ii) M/s/Shri/smt Dr. Kelkar Designs Pvt Ltd as Structural Consultant
- (iii) M/s/Shri/Smt M/s CESPL (Consummate Engineering Services Pvt. Ltd.) as MEP Consultant

2. 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. 1228,26,57,310/- (Total of S.No. 1 in Tables A) 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 September 2025 is calculated at Rs. 211,47,25,841/- (Total of S. No. 2 in Tables A). 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. 1016,79,31,469/- (Total of S.No. 4 in Tables A).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on 30th September 2025 is as given in Tables A below :

7. Percentage completion of Construction Work completed is 17.22%



Table A		
Building/Wing/Tower bearing Number - Tower -01		
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)	2,45,52,31,530
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	42,27,08,765
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	17.22%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,03,25,22,765
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	
Building/Wing/Tower bearing Number - Tower -02		
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)	2,28,31,53,274
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	39,31,59,812
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	17.22%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	1,88,99,93,462
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	0%
Building/Wing/Tower bearing Number - Tower 03		
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)	2,45,92,41,749
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	42,34,06,490
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	17.22%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,03,58,35,259
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	0%
Building/Wing/Tower bearing Number - Tower 04		
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)	2,52,51,28,431
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	43,47,00,289
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	17.21%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,09,04,28,142
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	0%
Building/Wing/Tower bearing Number - Tower 05		
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)	2,51,84,48,613
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	43,35,38,089
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	17.21%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2,08,49,10,524
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	0%
Building/Wing/Tower bearing Number - Retail		
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)	4,14,53,713
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	72,12,396
3	Value of Work done in Percentage (as Percentage of the estimated cost) (1*100/2)	17.40%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	3,42,41,317
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (1*100)/(2+5))	0%

Signature of Engineer

Name: Mr. Vishal Patange

Address: Mulund West-400008, Mumbai City

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PAN No. AQEPP4974A

(License No 6708505 of Authority RICS)

