

Date: 13th January 2026



FORM-R

ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Amount Incurred for Construction and Development of the Project Godrej Tropical Isle [UPRERA Registration Number - UPRERAPRJ303390] situate in Group Housing Plot No. GH-01/A, Sector - 146, Tehsil - Gautam Buddha Nagar, Competent / Development Authority - Noida Authority, District - Gautam Buddh Nagar, PIN - 201310, admeasuring 25000 sq.mts. area being developed by M/s Godrej Properties Limited, UPRERA Registration Number - UPRERAPRJ303390

I/We David Adamson India Pvt Ltd have undertaken assignment as Project Engineer for certifying the amount incurred for the work done on the project Godrej Tropical Isle <Project Id>, situate on the Group Housing Plot No. GH-01/A of Tehsil Gautam Buddh Nagar, Competent/ Development Authority Noida Authority District Gautam Buddh Nagar PIN 201310 admeasuring 25000 sq.mts area being developed by M/s Godrej Properties Limited, UPRERA Registration Number - UPRERAPRJ303390.

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

- (i) Ar. Avanish Srivastav (Golden India Architects) as Licensed Surveyor / Architect
- (ii) M/s Dr. Kelkar Designs Pvt. Ltd. as Structural Consultant
- (iii) M/s CESPL (Consummate Engineering Services Pvt. Ltd.) as MEP Consultant
- (iv) Mr. Vinod Sharma 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 - A1

Table - A1							
Building/Wing/ Block /Tower Number or Name		Tower 1 (Aloha)					
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	117	41	100%	116.99	41.21	35.22%
2	Total Number of Basement and Plinth	4427	2714	100%	4,427.13	2,714.40	61.31%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6050	1887	33%	1,996.44	1,886.73	31.19%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3723					
7	Sanitary Fittings within the Flat/Premises,	187					
8	Electrical Fitting within the Flat/Premises	724					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	313					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building /Wing/ Block/ Tower, Overhead and Underground Water Tanks	833					
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.	2161					
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.	0					
	TOTAL	18535	4642		6541	4642	



Table - A2

Table - A2							
Building/Wing/ Block /Tower Number or Name		Tower 2 (Orchid)					
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	117	41	100%	116.99	41.21	35.22%
2	Total Number of Basement and Plinth	4456	2702	100%	4,456.31	2,701.93	60.63%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6074	1711	32%	1,943.76	1,711.30	28.17%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3723					
7	Sanitary Fittings within the Flat/Premises,	187					
8	Electrical Fitting within the Flat/Premises	728					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	313					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	833					
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.	2163					
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.	0					
	TOTAL	18594	4454		6517	4454	



Table - A3

Table - A3							
Building/Wing/ Block /Tower Number or Name		Tower 3 (Coral)					
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	113	40	100%	113.36	40.10	35.37%
2	Total Number of Basement and Plinth	4369	2592	100%	4,369.37	2,591.62	59.31%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6029	1547	26%	1,567.53	1,547.23	25.66%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3484					
7	Sanitary Fittings within the Flat/Premises,	176					
8	Electrical Fitting within the Flat/Premises	726					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	315					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	797					
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.	2125					
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.	0					
	TOTAL	18135	4179		6050	4179	



Table - A4							
Building/Wing/ Block /Tower Number or Name		Tower 4 (Cove)					
1	2	3	4	5	6	7	8
S. No	Task / Activity	Total Estimat ed Cost	Amount incurre d 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	104	37	100%	104.11	36.73	35.28%
2	Total Number of Basement and Plinth	4003	2424	100%	4,003.47	2,423.62	60.54%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	5637	1340	24%	1,352.93	1,340.09	23.77%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3168					
7	Sanitary Fittings within the Flat/Premises,	163					
8	Electrical Fitting within the Flat/Premises	710					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	317					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	756					
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.	1996					
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.	0					
	TOTAL	16855	3800		5461	3800	



Table - A5

Table - A5							
Building/Wing/ Block /Tower Number or Name		Tower 5 (Alpinia)					
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	113	40	100%	113.36	40.10	35.37%
2	Total Number of Basement and Plinth	4333	2613	100%	4,332.75	2,612.60	60.30%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6029	1990	34%	2,049.84	1,989.69	33.00%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3484					
7	Sanitary Fittings within the Flat/Premises,	176					
8	Electrical Fitting within the Flat/Premises	728					
9	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts	315					
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing/ Block/ Tower, Overhead and Underground Water Tanks	797					
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.	2125					
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.	0					
	TOTAL	18101	4642		6496	4642	



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	3202					
2	Water Supply/Drinking Water Facilities	1166					
3	Sewerage (chamber, lines, Septic Tank, STP)	593					
4	Storm Water Drain	156					
5	Landscaping & Tree Planting	0					
6	Street Lighting	211					
7	Community Buildings	5326					
8	Treatment & Disposal of Sewage and Sullage water /STP	98					
9	Solid Waste Management & Disposal	23					
10	Water Conservation, Rainwater Harvesting	0					
11	Energy Management/Use of Renewable Energy	33					
12	Fire Protection and Fire Safety Requirements	1118					
13	Electrical Sub Station, Control Panel & Meter Room	1000					
14	Receiving Station	320					
15	Plan of Development Works	681					
16	Emergency Evacuation Services	0					
17	Common Facilities in Basement	464					
18	Others, if any (please specify)	10725	3940	37.00%	3968	3940	36.74%
	TOTAL	25116	3940		3968	3940	

3. We estimate the Total Cost for completion of the project under reference as Rs. 1153,36,42,676 (Total of column no. 3 in Tables A1, A2,A3,A4,A5, 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 December 2025 is Rs. 256,59,03,507 (Total of column no. 7 in Tables A1, A2, A3, A4, A5 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, A3, A4, A5, A6

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.



Signature of Engineering Name: Mr. Vishal Patange

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(License No 6708505 of Authority RICS)