



Form-REG-2

ENGINEER'S CERTIFICATE

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

No.....

Date: 13/04/2026

Information as on 31/03/2026

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 Buddha Nagar, PIN - 201310, admeasuring 25000 sq.mts. area being developed by M/s Godrej Properties Limited , UPRERA Registration Number - UPRERAPRJ303390.

I/We _____ 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 Buddha Nagar, Competent/ Development Authority Noida Authority District Gautam Buddha 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 S

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							
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	8	100%	116.99	7.52	6.43%
2	Total Number of Basement and Plinth	4427	3006	100%	4,427.13	3,006.03	67.90%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6050	3105	53%	3,206.40	3,104.73	51.32%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3723		12%	446.75	-	0.00%
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	6118		8197	6118	



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	8	100%	116.99	7.52	6.43%
2	Total Number of Basement and Plinth	4456	2994	100%	4,456.31	2,993.83	67.18%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6074	3014	52%	3,158.61	3,013.60	49.61%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3723		12%	446.75	-	0.00%
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	6015		8179	6015	



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	8	100%	113.36	7.64	6.74%
2	Total Number of Basement and Plinth	4369	2895	100%	4,369.37	2,895.21	66.26%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6029	2810	51%	3,074.77	2,810.49	46.62%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3484		9%	313.58	-	0.00%
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	5713		7871	5713	



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 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	104	7	100%	104.11	7.11	6.83%
2	Total Number of Basement and Plinth	4003	2697	100%	4,003.47	2,696.90	67.36%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	5637	2538	53%	2,987.72	2,537.87	45.02%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3168		8%	253.47	-	0.00%
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	5242		7349	5242	



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	8	100%	113.36	7.65	6.74%
2	Total Number of Basement and Plinth	4333	2930	100%	4,332.75	2,929.53	67.61%
3	Total Number of Podiums						
4	Stilt Floor						
5	Total Number of Slabs of Super Structure	6029	3090	54%	3,255.64	3,090.15	51.26%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	3484		14%	487.80	-	0.00%
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	6027		8190	6027	



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	4688	43.71%	4688	4688	43.71%
	TOTAL	25116	4688		4688	4688	

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 March 2026 is Rs. 338,03,97,171 (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.

Yours Faithfully



Signature of Engineer

Name - Mr. Vishal Patange

Address: Mulund West-400008, Mumbai City

Aadhar No. 625514086134

PAN No. AQEPP4974A

(License No 6708505 of Authority RICS)