



SHREE VENKATADRI ASSOCIATES

GOVERNMENT REGISTERED VALUERS & CHARTERED ENGINEERS

VALUATION OF IMMOVABLE PROPERTIES, PLANT & MACHINERY, STOCK AUDITS, CIVIL ENGINEERING SERVICES.

FORM-REG-2 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:
Information as on: 13-03-2025

Date: 02/04/2025

Subject: Certificate of amount Incurred for construction and development of the project **Oakwood At The Prestige City** Project Registration No. NA, situated on Kh. in Akbarpur, Behrampur and Mirzapur Village. Competent Authority/ Development Authority is Ghaziabad Development Authority, District Ghaziabad - 201010, admeasuring area 61,397.17 sq. meter, being developed by Prestige Projects Pvt Ltd.

We, Venkatadri Associates have undertaken assignment as Project Engineer for certifying amount incurred for the work done on the project the **Oakwood At The Prestige City** Project ID NA situated on on Kh. No.4 , 9 and 10 of Akbarpur and Behrampur Village, "&" Kh No.113P, 114P, 115P, 116M, 117P, 118M, 119, 120, 121P, 127, 136 to 140, 141P, 142 Mirzapur Village. Competent Authority/ Development Authority is Ghaziabad Development Authority, District Ghaziabad - 201010, admeasuring area 61,397.17 sq. meter, being developed by **Prestige Projects Pvt Ltd.**

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

- M/s Hafeez Contrator as Architect
- M/s. RK Bola, Civtech Consultants Pvt. Ltd, as Structural Consultant
- Mr. Sandeep Goel as MEP Consultant
- Mr. Kamal Kant 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 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 is given in following table A and table B:

(In Rs.lac)

Table - A1							
Tower Number/ Name		Tower C1					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No. 3)
1	Excavation	358			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	14,421			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,342			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,170			-	-	-

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8	Electrical Fittings within the Flat/premises	2,025					
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,492					
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,475					
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	900					
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	550					
	Total	25,732	-	-	-	-	-

(In Rs.lac)

Table - A2							
Tower Number/ Name		Tower C2					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No. 3)
1	Excavation	367			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	14,751			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,372			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,197			-	-	-
8	Electrical Fittings within the Flat/premises	2,071			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,549			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,531			-	-	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	920			-	-	-



1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No. 3)
1	Excavation	358			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	14,421			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,342			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,170			-	-	-
8	Electrical Fittings within the Flat/premises	2,025			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,492			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,475			-	-	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	900			-	-	-
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Elèctrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	550			-	-	-
	Total	25,732	-	-	-	-	-

Table - A5							
Tower Number/ Name		Tower D1					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No. 3)
1	Excavation	406			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	16,315			-	-	-



12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	563	-	-	-	-	-
Total		26,321	-	-	-	-	-

Table - A3							
Tower Number/ Name		Tower C3					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No. 3)
1	Excavation	367			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	14,751			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,372			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,197			-	-	-
8	Electrical Fittings within the Flat/premises	2,071			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,549			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,531			-	-	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	920			-	-	-
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	563			-	-	-
Total		26,321	-	-	-	-	-

Table - A4	
Tower Number/ Name	Tower C4



6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,518					
7	Sanitary Fittings within the Flat/Premises,	1,324					
8	Electrical Fittings within the Flat/premises	2,291					
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,819					
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,800					
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	1,018					
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	623					
	Total	29,112	-	-	-	-	-

Table - A6

Tower Number/ Name		Tower D2					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No. 3)
1	Excavation	373			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	14,988			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,395			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,216			-	-	-
8	Electrical Fittings within the Flat/premises	2,104			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,590			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,572			-	-	-



11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	935					
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	572					
Total		26,744	-	-	-	-	-

Table - A7

Tower Number/ Name		Tower D3					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulmn 6)	Value of work Done in % as per admissible expenditure (Column No. 7/Column No. 3)
1	Excavation	373			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	14,988			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,395			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,216			-	-	-
8	Electrical Fittings within the Flat/premises	2,104			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,590			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,572			-	-	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	935			-	-	-



12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	572					
	Total	26,744	-	-	-	-	-

Table - A8							
Tower Number/ Name		Tower D4					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulmn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No. 3)
1	Excavation	378			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	15,224			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,417			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,235			-	-	-
8	Electrical Fittings within the Flat/premises	2,138			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,631			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,613			-	-	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	950			-	-	-
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	581			-	-	-
	Total	27,166	-	-	-	-	-

Table - A9	
Tower Number/ Name	Tower E1



1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No 3)
1	Excavation	352			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	14,181			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,319			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,150			-	-	-
8	Electrical Fittings within the Flat/premises	1,991			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,450			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,434			-	-	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	885			-	-	-
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	541			-	-	-
	Total	25,305	-	-	-	-	-

Table - A10

Tower Number/ Name		Tower E2					
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No 3)
1	Excavation	352			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	14,181			-	-	-



6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,319	-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,150	-	-	-
8	Electrical Fittings within the Flat/premises	1,991	-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,450	-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,434	-	-	-
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment's as per CFO NOC, Electrical fittings to Common Areas, electrical and Mechanical equipment,	885	-	-	-
12	Compliance to conditions of environment/Fire NOC, Electric safety certificate, installation of lifts as per provision of Lift Act 2024, water pumps, fire fighting fittings and equipment as per CFO NOC , Electrical fitting to Common Areas, Electrical and Mechanical equipment etc. and all other works as may be required to obtain Occupation/Completion Certificate	541	-	-	-
Total		25,305	-	-	-

Table B:
Cost incurred on Internal & External Development Works (Common facilities) in respect of the Entire Registered Project

							(In Rs Lakhs)
1	2	3	4	5	6	7	8
Sr. No.	Task/Activity	Total Estimated Cots	Amount Incurred till now	% of work done as per latest REG-1	Expenditure Computed as per REG-1 (Column 3 X Column No 5)	Admisable Expenditure (Lower Column 4 and coulumn 6)	Value of work Done in % as per admissible expenditure (Column No 7/Column No. 3)
1	Internal Roads & Footpaths	892	84	9%	84	84	9%
2	Water Supply/Drinking Water Facilities	481	-	-	-	-	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	542	-	-	-	-	0%
4	Strom Water Drains	542	-	-	-	-	0%
5	Landscaping & Tree Planting	1,204	-	-	-	-	0%
6	Street Lighting	722	-	-	-	-	0%
7	Community Buildings	722	-	-	-	-	0%
8	Treatment and disposal of sewage and sullage water/STP	722	-	-	-	-	0%
9	Solid Waste management & Disposal	722	-	-	-	-	0%
10	Water conservation, Rain water harvesting	391	-	-	-	-	0%
11	Energy management/Use of Renewable Energy	301	-	-	-	-	0%
12	Fire protection and fire safety requirements	602	-	-	-	-	0%
13	Electrical sub-station, Control Panel & Meter Room	1,619	-	-	-	-	0%
14	Receiving Station	301	-	-	-	-	0%



15	Plan of Development Works	-	-	-	-	-	0%
16	Emergency Evacuation Services	301	-	-	-	-	0%
17	Common Facilities in Basement	301	-	-	-	-	0%
18	Other, if any (please specify)	6,097	3,034	50%	3,034	3,034	50%
	Total	16,464	3,118		3,118	3,118	19%

3. I, estimated the Total Cost for completion of the project under reference as Rs.280,947 Lakhs. Including the cost of development of common facilities. The estimated total cost of the 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 Comptent/ Development Authority under whose jurisdiction the mentioned project is being developed.

4. The admissible Expenditure till 13-03-2025 is Rs. 3,118 Lakhs

5. Based on the site inspection and estimated cost claculation with respect each towers and allied works of the aforesaid Real estate project. I certify as follows-

5.1) As on the date of this certificate the percentage of admissible cost incurred for each of the towers of the Real estate project as per table A1-10

5.2) As on the date of this certificate, the percnetage of admissible cost incurred with respect to each of the activities which are common to overall project is detailed in the table -B



R. VINOD KUMAR BE, MIE, FIV
Approved Valuer And Chartered Engineer
Regn. No. FIV 26072 MIE 1553113
Signature of the Chartered Engineer
Name- VINOD KUMAR R
(FIV No. F:26072, IEI No. M-1553113)

