



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 **Mulberry At The Prestige City** Project Registration No. NA, situated in Akbarpur, Behrampur and Mirzapur Village. Competent Authority/ Development Authority is Ghaziabad Development Authority, District Ghaziabad - 201010, admeasuring area 50,842.03 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 **Mulberry At The Prestige City** Project ID NA situated on Kh. No.1 to 4 of Akbarpur and Behrampur Village, Kh No. 127 to 137 of Mirzapur Village. Competent Authority/ Development Authority is Ghaziabad Development Authority, District Ghaziabad - 201010, admeasuring area 50,842.03 sq. meter, being developed by **Prestige Projects Pvt Ltd**

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

- (i) M/s. Hafeez Contrator as Architect
- (ii) M/s. R K Bola, Civtech Consultants Pvt. Ltd, as Structural Consultant
- (iii) Mr. Sandeep Goel as MEP Consultant
- (iv) 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 A1					
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	415			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	16,692			-	-	-

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6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,553				-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,354				-	-	-
8	Electrical Fittings within the Flat/premises	2,344				-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,884				-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,865				-	-	-
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,	1,042				-	-	-
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	637				-	-	-
Total		29,786	-	-	-	-	-	-

(In Rs.lac)

Table - A2							
Tower Number/ Name		Tower A2					
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	408			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	16,435			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,529			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,333			-	-	-
8	Electrical Fittings within the Flat/premises	2,308			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,840			-	-	-



10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,820					
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,	1,026					
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	627					
Total		29,327	-	-	-	-	-

Table - A3

Tower Number/ Name		Tower A3					
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	408			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	16,435			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,529			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,333			-	-	-
8	Electrical Fittings within the Flat/premises	2,308			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,840			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,820			-	-	-
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,	1,026			-	-	-



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	627	-	-	-	-	-
	Total	29,327	-	-	-	-	-

Table - A4

Tower Number/ Name		Tower A4					
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	408			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	16,435			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,529			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,333			-	-	-
8	Electrical Fittings within the Flat/premises	2,308			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,840			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,820			-	-	-
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,	1,026			-	-	-
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	627			-	-	-
	Total	29,327	-	-	-	-	-



Table - A5							
Tower Number/ Name		Tower A5					
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	445			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	17,886			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,664			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,451			-	-	-
8	Electrical Fittings within the Flat/premises	2,511			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	3,091			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	3,069			-	-	-
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,	1,116			-	-	-
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	683			-	-	-
	Total	31,916	-	-	-	-	-

Table - A6							
Tower Number/ Name		Tower B1					
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	326			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	13,121			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,221			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,064			-	-	-
8	Electrical Fittings within the Flat/premises	1,842			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,267			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,252			-	-	-
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,	819			-	-	-
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	501			-	-	-
	Total	23,414	-	-	-	-	-

Table - A7							
Tower Number/ Name		Tower B2					
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	326			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-



3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	13,121			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,221			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,064			-	-	-
8	Electrical Fittings within the Flat/premises	1,842			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,267			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,252			-	-	-
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,	819			-	-	-
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	501			-	-	-
	Total	23,414	-	-	-	-	-

Table - A8							
Tower Number/ Name		Tower B3					
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	326			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	13,121			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,221			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,064			-	-	-
8	Electrical Fittings within the Flat/premises	1,842			-	-	-



9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,267				-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,252				-	-	-
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,	819				-	-	-
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	501				-	-	-
	Total	23,414	-	-	-	-	-	-

Table - A9							
Tower Number/ Name		Tower B4					
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	326			-	-	-
2	Total number of Basement(s) and Plinth	-			-	-	-
3	Total number of Podiums				-	-	-
4	Stilt Floor				-	-	-
5	Total number of Slabs of Super Structure	13,121			-	-	-
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	1,221			-	-	-
7	Sanitary Fittings within the Flat/Premises,	1,064			-	-	-
8	Electrical Fittings within the Flat/premises	1,842			-	-	-
9	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2,267			-	-	-
10	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	2,252			-	-	-



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,	819					
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	501					
Total		23,414	-	-	-	-	-

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	820	78	9%	78	78	9%
2	Water Supply/Drinking Water Facilities	443	-		-	-	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	499	-		-	-	0%
4	Strom Water Drains	499	-		-	-	0%
5	Landscaping & Tree Planting	1,108	-		-	-	0%
6	Street Lighting	665	-		-	-	0%
7	Community Buildings	665	-		-	-	0%
8	Treatment and disposal of sewage and sullage water/STP	665	-		-	-	0%
9	Solid Waste management & Disposal	665	-		-	-	0%
10	Water conservation, Rain water harvesting	360	-		-	-	0%
11	Energy management/Use of Renewable Energy	277	-		-	-	0%
12	Fire protection and fire safety requirements	554	-		-	-	0%
13	Electrical sub-station, Control Panel & Meter Room	1,489	-		-	-	0%
14	Receiving Station	277	-		-	-	0%
15	Plan of Development Works	-	-		-	-	0%
16	Emergency Evacuation Services	277	-		-	-	0%
17	Common Facilities in Basement	277	-		-	-	0%
18	Other, if any (please specify)	5,609	2,791	50%	2,791	2,791	50%
Total		15,147	2,869		2,869	2,869	19%

3. I, estimated the Total Cost for completion of the project under reference as Rs.2,58,484Lakhs . 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 compilted 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. 2,869 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-A9

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

R. VINOD KUMAR B.E., 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)

