

FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 2nd July 2021

To
Mahalunge Township Developers LLP,
5th Floor, Godrej One, Pirojshanagar,
Vikhroli East, Mumbai - 400 079

Subject: Certificate of Cost Incurred for Development for construction work of, No. of 6 No. of Buildings (Tower T1, T2, T3, T4, R1 and MLCP with Clubhouse) of Godrej Green Vistas [MahaRERA Registration Number P52100028117] situated at Sector-6, which forms Plot bearing Survey Number 42/8, S.No. 43/2/1, S.No. 43/2/2, S.No. 43/1, Mahalunge, Pune demarcated by its boundaries Play ground school on North Side, Proposed 12 m Wide Road on East Side, MDR road 36 m Wide on South Side & Proposed 12 m Wide Road on West Side, (latitude and longitude of the end points) 18°34'0.03" N, 73°44'16.36" E to the South East, 18°33'56.26" N, 73°44'12.74" E to the North West, 18°33'57.25" N, 73°44'17.04" E to the South West, 18°34'01.39" N, 73°44'10.77" E to the North East of Division, Pune, Mahalunge, Taluka - Mulshi, District - Pune, admeasuring 19,152.00 sq mts area being developed by Mahalunge Land Developers LLP.

MahaRERA Registration Number- P52100028117

Sir,

We have undertaken assignment as Engineers of certifying Estimated Cost of construction work of the 6 No. of Buildings (Tower T1, T2, T3, T4, R1 and MLCP with Clubhouse) of Godrej Green Vistas [MahaRERA Registration Number P52100028117] situated at Sector-6, which forms Plot bearing Survey Number 42/8, S.No. 43/2/1, S.No. 43/2/2, S.No. 43/1, Mahalunge, Pune demarcated by its boundaries Play ground school on North Side, Proposed 12 m Wide Road on East Side, MDR road 36 m Wide on South Side & Proposed 12 m Wide Road on West Side, (latitude and longitude of the end points) 18°34'0.03" N, 73°44'16.36" E to the South East, 18°33'56.26" N, 73°44'12.74" E to the North West, 18°33'57.25" N, 73°44'17.04" E to the South West, 18°34'01.39" N, 73°44'10.77" E to the North East of Division, Pune, Mahalunge, Taluka - Mulshi, District - Pune, admeasuring 19,152.00 sq mts area being developed by Mahalunge Land Developers LLP.

1. Following technical professionals are appointed by Owner / Promoter: -

- I. M/s. VK:a architecture as Liaisoning Architect;
- II. M/s. Architect Hafeez Contractor as Design Consultant;
- III. M/s Melior Structural Solutions as Structural Consultant;
- IV. M/s Unicorn MEP Consultants Pvt. Ltd. as MEP Consultant;
- V. M/s Roots Designs as Landscape Consultant;

2. We have estimated the cost of the completion to obtain Occupation certificate/Completion Certificate, of the Civil, MEP and allied works, of the building of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the developer and consultants and the schedule of items & quantity for the entire work as calculated by BRICKLANE (quantity surveyor) * appointed by developer/engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate total estimated cost of completion of the building(s) of the aforesaid project under reference as Rs. 212.66 Crores. The estimated total cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building(s) from the Pune Municipal Corporation / PMRDA/Town Planning, Pune being planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 8.83 Crores. The amount of estimated cost incurred is calculated on the base 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 PMRDA (planning authority) is estimated at Rs. 203.84 Crores.
6. I certify that the cost of Civil, MEP and allied work for the aforesaid project as completed on date of this certificate is given in Table A and B below: -

PART A							
Sr.No.	Particulars	Amount in Cr.	Amount in Cr.	Amount in Cr.	Amount in Cr.	Amount in Cr.	Amount in Cr.
		T1	T2	T3	T4	R	MLCP & Clubhouse
1	Total Estimated Cost of the Project	38.76	39.44	38.73	52.14	5.52	24.93
2	Cost Incurred as on Date (Based on Estimated Cost) - June 21	3.60	3.50				
3	Work Done in Percentage (As percentage of Estimated Cost)	9%	9%	0%	0%	0%	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	35.16	35.94	38.73	52.14	5.52	24.93
5	Cost Incurred on additional or Extra Items as on Date not included in the Estimated Cost	-	-	-	-	-	-

PART B		
Sr.No.	Particulars	Amount in Cr.
1	Total Estimated Cost of the Internal & External development Works Including amenities and facilities in the Layout	13.15
2	Cost Incurred as on Date (Based on Estimated Cost) - Jun 21	1.73
3	Work Done in Percentage (As percentage of Estimated Cost)	13%
4	Balance Cost to be Incurred (Based on Estimated Cost)	11.42
5	Cost Incurred on additional or Extra Items as on Date not included in the Estimated Cost	-

Yours Faithfully

Authorized Signatory

Date - 2nd July 21

ANIL POWAR

Site Engineer

Reg. No.: REG/PMC/STE/1635/16

***Note-**

1. The scope of work to complete the entire real estate project as per drawings approved from time to time to obtain Occupation certificate/completion certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. IN case of independent quantity surveyor being appointed by developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labor, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specification are indicative and not exhaustive.