

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

Date -30-September-2019

To,

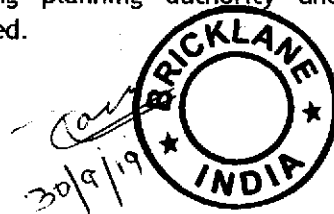
Oxford Realty LLP, Pune,
Godrej Eternia, 10th Floor, Office -A, Old Mumbai Pune Road
Wakadewadi, Shivaji Nagar, Pune. 411005

Subject: Certificate of cost incurred for Construction Work of 05 No. of Buildings of the Project "Godrej Rejuve" situated on part of Plot bearing Survey No. 9 to14, HISSA.NO. 1/71, demarcated by its boundaries, 24 M wide road & there after Amenity Space No. 3 to the North, Survey No. 6 to the south, 24 M wide road & Amenity Space No. 1 to the East and River to the West of Division Pune, village Mundhwa, Taluka Pune City, District Pune, PIN 411036 admeasuring 38,600.00 Sq. Mts. Area being developed by Oxford Realty LLP, Pune.

Sir,

We have undertaken assignment for certifying estimated cost for subject real estate project of the 05 No. of Building of the Godrej Rejuve, situated on the plot bearing Survey No. 9 to14, HISSA.NO. 1/71 of Division Pune, village Mundhwa, Taluka Pune City, District Pune, PIN 411036 admeasuring 38,600 sq. mts. area being developed by Oxford Realty LLP.

1. Following technical professionals are appointed by Owner / Promoter: -
 - (i) M/s. Kapadia Associates as Architect.
 - (ii) M/s. J.W. Consultants as Structural Consultant
 - (iii) M/s. ECOFIRST Services limited as MEP 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. 307.95 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. 10.83 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. 297.12 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: -

TABLE A						
Sr No	Particulars	Amounts	Amounts	Amounts	Amounts	Amounts
		(In Cr Rs.)	(In Cr Rs.)	(In Cr Rs.)	(In Cr Rs.)	(In Cr Rs.)
		T7	T8	T9	T10	T11
1	Total Estimated Cost of the building/wing	67.39	45.96	68.73	60.61	60.81
2	Cost Incurred as on 30-September-2019 (based on Estimated Cost)	1.41	1.36	1.59	1.45	1.32
3	Work Done in percentage (as percentage of estimated cost)	2.09%	2.96%	2.31%	2.39%	2.17%
4	Balance Cost to be Incurred (Based on Estimated Cost)	65.98	44.60	67.14	59.16	59.48
5	Cost Incurred on Additional/Extra Items as on 30-September-2019 not included in the Estimated Cost (Annexure A)	0	0	0	0	0

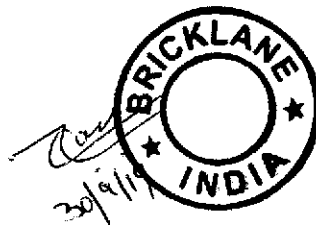


TABLE B		
Sr No	Particulars	Amounts
		(In Cr Rs.)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout	4.46
2	Cost Incurred as on 30-September-2019(based on Estimated Cost)	3.70
3	Work done in percentage (as percentage of estimated cost)	82.96%
4	Balance cost to be incurred (based on estimated cost)	0.76
5	Cost Incurred on Additional/Extra Items as on 30-September-2019 not included in the Estimated Cost (Annexure A)	0

Yours Faithfully

Partner

BRICKLANE

30-September-2019



*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.

Annexure - A

List of Extra/Additional Items executed with cost

(Which were not part of the original estimate of total cost)