

CBRE South Asia Pvt. Ltd.

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FORM 2 [See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 13th June 2017

To
Pearlite Real Properties Pvt Ltd.
5th Floor, Godrej One,
Pirojshanagar, Vikroli (E)
Mumbai 400079

Subject: Certificate of cost incurred for development of Construction Work of 12 No. of Buildings of Godrej 24 Project situated on the Plot bearing Survey No. 221/2, 222/1, 222/4, 222/5/1, 222/5/2, 223/1 to 223/5, 224/1, 224/2/1, 224/2/2, 224/3 to 224/7, 225/1/1A, 225/1/1B, 225/1/1C, 225/1/2, 225/2, 225/2, 226/1 AND 226/2 demarcated by its boundaries, (18.584346, 73.727615) 18.0 M wide road to the North, S.No. 220 to the South, Proposed Phase B to the East and existing Phase to the West of Division Pune, village Hinjawadi, taluka Mulshi, District Pune, PIN 411057 admeasuring 29912 sq.mts area being developed by Pearlite Real Properties Pvt. Ltd.

Ref: Maha RERA Registration Number –

Sir,

We have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under Maha RERA, of the Godrej 24 Project, situated on the plot bearing Survey no. situated on the Plot bearing Survey No. 221/2, 222/1, 222/4, 222/5/1, 222/5/2, 223/1 to 223/5, 224/1, 224/2/1, 224/2/2, 224/3 to 224/7, 225/1/1A, 225/1/1B, 225/1/1C, 225/1/2, 225/2, 225/2, 226/1 AND 226/2 of Division Pune, village Hinjewadi, taluka Mulshi, District Pune, PIN 411057 admeasuring 29912.00 sq.mts. area being developed by Pearlite Real Properties Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter

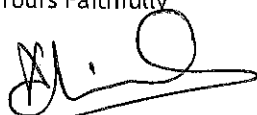
- (i) M/s. Kapadia Associates Design LLP as Architect.
- (ii) M/s. Ramboll India Pvt Ltd sultants as Structural Consultant
- (iii) M/s. Ramboll India Pvt Ltd sultants as MEP Consultant
- (iv) M/s. CBRE South Asia Pvt. Ltd. as Quantity Surveyor's

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 CBRE South Asia Pvt Ltd quantity surveyor* appointed by developer/engineer, and the assumption of the cost of material, labor 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.243.77 Crs. 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.0.00 Crs (Total of table A and B). 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 ---- (planning authority) is estimated at Rs. Rs.243.77 (Total of table A and B)
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 (In Cr Rs.)
1	Total Estimated Cost of the building/wing as on 31st May 2017 date of registration is	Rs.214.96
2	Cost Incurred as on 31st May 2017 (based on Estimated Cost)	Nil
3	Work Done in percentage (as percentage of estimated cost)	Nil
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.214.96
5	Cost Incurred on Additional/Extra Items as on 31st May 2017 not included in the Estimated Cost (Annexure A)	Nil

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 as on 31st May 2017 date of registration is	Rs.28.81
2	Cost incurred as on 31 st May- 2017 (based on estimated cost)	Nil
3	Work done in percentage (as percentage of estimated cost)	Nil
4	Balance cost to be incurred (based on estimated cost)	Rs.28.81
5	Cost Incurred on Additional/Extra Items as on 31st May 2017 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully



Signature of Engineer

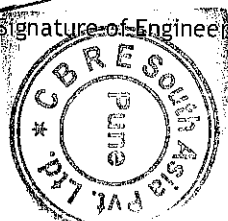


Table A		% of work done							
	Building								
1	Excavation	0							
2	Number of Basement and Plinth	0							
3	Number of Podium	0							
4	Stilt Floor	0							
5	Number of slabs of Super structure	0							
6	Internal wall	0							
6	Internal plaster	0							
6	flooring within flats/premise	0							
6	Door and window to each flat/premise	0							
7	Sanitary and electrical fitting within the flat	0							
8	Staircase, lift wells and lobbies at each floor Over head and underground tank	0							
9	External plumbing and external plaster and terrace water proofing	0							
10	Installation of lift water pump fire fighting fitting and equipment as per CFO electrical fitting to common areas	0							

Table B		Proposed yes/no	Percentage of work done	Details/Remarks
Sno	Common area and facility and amenities			
1	Internal Road and footpath	Yes	0.00%	
2	Water supply	yes	0.00%	
3	Sewerage (chamber lines septic tank etc)	yes	0.00%	
4	Storm water drains	yes	0.00%	
5	Landscaping and tree planting	yes	0.00%	
6	Street lighting	yes	0.00%	
7	Community building	yes	0.00%	
8	treatment and disposal of sewerage and sullage water	yes	0.00%	
9	Solid waste management disposal	yes	0.00%	
10	Water conservatin / Rain water harvesting	yes	0.00%	
11	Energy management	No	0.00%	
12	Fire protection and safety	yes	0.00%	
13	Electrical meter room and substation	yes	0.00%	
14	Others- UGWT	yes	0.00%	