

FORM 2 [See Regulation 3]

ENGINEER'S CERTIFICATE

Date -10-October-2019

To,

Pearlite Real Properties Pvt. Ltd.

Registered Office - 5th Floor, Godrej One, Pirojshanagar, Vikhroli East, Mumbai - 400 079Regional Office -Godrej Eternia "C", 10th Floor, A Wing, Old Mumbai Pune Road, Wakdewadi, Shivaji Nagar, Pune - 411005

Subject: Certificate of cost incurred for development of "Godrej 24" for construction of 12 No. of buildings of Phase I, situated on part of 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, 225/3, 226/1 & 226/2, demarcated by its boundaries to the North 18mtr. wide internal road to the south, S. No. 220 to the East and 30 mtr. wide road to the West existing building Ashok Meadows Project, Division-Pune, Village-Hinjawadi, Taluka-Mulshi, District-Pune, Pin Code-411057 - admeasuring 1,20,596.00 sq.mtrs, area being developed by M/s Pearlite Real Properties Pvt LLP, Pune.

Pearlite Real Properties Pvt LLP. - Project Godrej 24-RERA Registration No. P52100001005.

Sir,

We have undertaken assignment for certifying estimated cost for subject real estate project of the 12 Building of the Phase I Godrej 24, 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, 225/3, 226/1 & 226/2, demarcated by its boundaries to the North 18mtr. wide internal road to the south, S.No.220 to the East and 30 mtr. wide road to the West existing building Ashok Meadows Project, Division-Pune, Village-Hinjawadi, Taluka-Mulshi, District- Pune, Pin Code-411057 - admeasuring 1,20,596.00 sq.mtrs, area being developed by M/s Pearlite Real Properties Pvt LLP, Pune.

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

- (i) Kapadia Associates Design LLP as LS/Architects.
- (ii) Ramboll India Pvt Ltd as Structural Consultants.
- (iii) Ramboll India Pvt Ltd as MEP Consultants.
- (iv) CBRE South Asia Pacific Pvt Ltd as Quantity Surveyor*

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, 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. 249.92 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. 117.30 Crores (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 PMRDA (planning authority) is estimated at Rs. 132.62 Crores (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 Buildings/ Wings as on 30 th September 2019 date of registration is	244.33
2	Cost Incurred as on 30 th September 2019 (based on Estimated Cost)	115.93
3	Work done in percentage (as percentage of estimated cost)	47.44 %
4	Balance cost to be incurred (based on estimated cost)	128.40
5	Cost Incurred on Additional/Extra Items as on 30 th September 2019 not included in the Estimated Cost (Annexure A)	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 as on 30 th September 2019 date of registration is	5.59
2	Cost Incurred as on 30 th September 2019 (based on Estimated Cost)	1.37
3	Work done in percentage (as percentage of estimated cost)	24.50 %
4	Balance cost to be incurred (based on estimated cost)	4.22
5	Cost Incurred on Additional/Extra Items as on 30 th September 2019 not included in the Estimated Cost (Annexure A)	0

Yours Faithfully



Project Manager

CBRE South Asia Pvt Ltd

***Note-**

1. The scope of work to complete the entire real estate project as per drawings approved from time to time so as 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)

CBRE South Asia Pvt. Ltd.

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Samrat Ashok Marg (Nagar Road)
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Table A														
Sr No	Building	% of work done till 30-September 2019												Details / Remarks
		E1	D1	D2	D3	D4	E2	E3	D5	F1	F2	G1	E4	
1	Excavation	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
2	Number of Plinth	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
3	Number of Podium	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
4	Stilt Floor													
5	Number of slabs of Super structure	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	70.58%	100.00%	100.00%	100.00%	100.00%	100.00%	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises													
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises													
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.													
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing													
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CR2 NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate													

Godrej 24 MahaRERA Registration No-P52100001005

Your's Faithfully

Project Manager
CBRE South Asia Pvt Ltd
Date - 30-Sept-2019



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Table B															
Sr no	Common area and facility and amenities	Proposed Yes/No	% of work done till 30-September 2019												Details / Remarks
			E1	D1	D2	D3	D4	E2	E3	D5	F1	F2	G1	E4	
1	Internal Road and footpath	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
2	Water supply	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
3	Sewarage (chamber lines septic tank stp)	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
4	Storm water drains	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
5	Landscaping and tree planting	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
6	Street lighting	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
7	Community building	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
8	Treatment and disposal of sewage and sullage water	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
9	Solid waste management disposal	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
10	Water conservatin / Rain water harvesting	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
11	Energy management	No	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
12	Fire protection and safety	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
13	Electrical meter room and substation and Receiving Station	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
14	Others- UGWT	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
15	Aggergate Area for Recreational Open Space	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	
16	Open Parking	Yes	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	nil	

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Your's Faithfully

Project Manager
CBRE South Asia Pvt Ltd
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