

FORM 1 (See Regulation 3)

ARCHITECT'S CERTIFICATE

Date - 13-January-2020

To,

Pearlite Real Properties Pvt. Ltd.

Registered Office - 5th Floor, Godrej One, Pirojshanagar, Vikhroli East, Mumbai - 400 079

Regional 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 construction Work of 7 numbers of buildings of "Godrej Elements" project, situated on part of Plot admeasuring 27165.46 sq meters forming part of land 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, Division-Pune, Village-Hinjawadi, Taluka-Mulshi, District-Pune, Pin Code - 411057 - totally admeasuring 1,20,596 sq. meters, being developed by M/s Pearlite Real Properties Pvt Ltd.

Pearlite Real Properties Pvt LLP. - Project Godrej Elements-RERA Registration No. P52100016626.

Sir,

We have undertaken assignment for certifying estimated cost for subject real estate project called "Godrej Elements" consisting 7 numbers of buildings, situated on part of Plot admeasuring 27165.46 sq meters forming part of land 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, Division-Pune, Village-Hinjawadi, Taluka-Mulshi, District-Pune, Pin Code - 411057 - totally admeasuring 120596 sq. meters, being developed by M/s Pearlite Real Properties Pvt Ltd.

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. 204.17 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



Founding Director Kiran Kapadia

Joint Directors Dayanand Poojari & Riyaz Vasawala

Directors B Suryanarayan (Prasad), Sanket Jayakar, Suvridh Shukla, Puneet Anand, Ashwinikumar More & Ninal Shah

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. 111.10 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. 93.07 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 31 st December 2019 date of registration is	197.18
2	Cost Incurred as on 31 st December 2019 (based on Estimated Cost)	109.77
3	Work done in percentage (as percentage of estimated cost)	55.66 %
4	Balance cost to be incurred (based on estimated cost)	87.41
5	Cost Incurred on Additional/Extra Items as on 31 st December 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 31 st December 2019 date of registration is	6.99
2	Cost Incurred as on 31 st December 2019 (based on Estimated Cost)	1.33
3	Work done in percentage (as percentage of estimated cost)	19.03 %
4	Balance cost to be incurred (based on estimated cost)	5.66
5	Cost Incurred on Additional/Extra Items as on 31 st December 2019 not included in the Estimated Cost (Annexure A)	0

**Godrej Elements MahaRERA Registration No-
P52100016626**

Yours Faithfully



for **Kapadia Associates Design LLP**

Date: 13th January 2020

Founder Director Kiran Kapadia

Senior Directors Dayanand Poojari Et Riyaz Vasowala

Directors B Suryanarayan (Prasad), Sanket Jayakar, Suvidhi Shukla, Puneet Anand, Ashwin Kumar More Et Ninad Shah

***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)



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Table A

Sr No	Building	% of work done till 31-December-2019							Details / Remark
		I3	H2	K1	J1	K2	I4	I2	
1	Excavation	100%	100%	100%	100%	100%	100%	100%	
2	Number of Plinth	100%	100%	100%	100%	100%	100%	100%	
3	Number of Podium	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%	100.00%	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	71.03%	70.29%	59.50%	47.97%	60.81%	39.12%	45.00%	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	17.65%	17.65%	13.60%	10.67%	7.24%	1.47%	1.47%	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	73.24%	63.24%	62.89%	59.21%	65.00%	15.00%	15.00%	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	28.82%	27.65%	34.95%	34.95%	28.95%	16.47%	11.76%	
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 /CRZ 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	13.0%	13.0%	16.0%	16.0%	13.0%	0.0%	0.0%	

**Godrej Elements MahaRERA Registration No-
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Yours Faithfully



Kapadia Associates Design LLP

Date: 13th January 2020

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Table B

Sr no	Common area and facility and amenities	Proposed Yes/No	% of work done till 31-December-2019							Details / Remarks
			I3	H2	K1	J1	K2	I4	I2	
1	Internal Road and footpath	Yes	nil	nil	nil	nil	nil	nil	nil	
2	Water supply	Yes	nil	nil	nil	nil	nil	nil	nil	
3	Sewerage (chamber lines septic tank stp)	Yes	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	
4	Storm water drains	Yes	nil	nil	nil	nil	nil	nil	nil	
5	Landscaping and tree planting	Yes	nil	nil	nil	nil	nil	nil	nil	
6	Street lighting	Yes	nil	nil	nil	nil	nil	nil	nil	
7	Community building	Yes	nil	nil	nil	nil	nil	nil	nil	
8	Treatment and disposal of sewage and sullage water	Yes	nil	nil	nil	nil	nil	nil	nil	
9	Solid waste management disposal	Yes	nil	nil	nil	nil	nil	nil	nil	
10	Water conservation / Rain water harvesting	Yes	nil	nil	nil	nil	nil	nil	nil	
11	Energy management	No	nil	nil	nil	nil	nil	nil	nil	
12	Fire protection and safety	Yes	nil	nil	nil	nil	nil	nil	nil	
13	Electrical meter room and substation and Receiving Station	Yes	nil	nil	nil	nil	nil	nil	nil	
14	Others- UGWT	Yes	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	
15	Aggergate Area for Recreational Open Space	Yes	nil	nil	nil	nil	nil	nil	nil	
16	Open Parking	Yes	nil	nil	nil	nil	nil	nil	nil	

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