

COST X
Chartered Valuer,
Quantity Surveyor
& Cost Management Consultant



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FORM-2
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 30th May 2017

To

Godrej Greenview Housing Pvt. Ltd
5th Floor, Godrej One, Pirojshanagar
Eastern Express Highway
Vikhroli, Mumbai – 400 079,

Subject: Certificate of Cost Incurred for Development of Godrej Emerald for Construction of 7 building(s) of the Single Phase (MahaRERA Registration Number _____) situated on the Plot bearing S. NO 91/1/1A, 91/2A, 102/1, 102/2B, 102/2C, 102/3B, 103/3A (pt), 103/4 (pt), 103/5B/2, 109/30/1B (pt), 109/30/4A, 109/33, 109/34 demarcated by its boundaries 19°16'57.27"N, 72°57'3.50"E to the North; 19°16'51.76"N, 72°57'5.06"E to the South; 19°16'55.56"N, 72°57'8.43"E to the East; 19°16'53.98"N, 72°57'1.77"E to the West; of village BHAYANDERPADA taluka Thane District Thane PIN 400615 admeasuring 25154.78 sq.mts. area being developed by Godrej Greenview Housing Private Ltd.

Sir / Madam,

We **CostX** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 7 Building(s) of the Project situated on the plot bearing S. NO 91/1/1A, 91/2A, 102/1, 102/2B, 102/2C, 102/3B, 103/3A (pt), 103/4 (pt), 103/5B/2, 109/30/1B (pt), 109/30/4A, 109/33, 109/34 of village BHAYANDERPADA taluka Thane District Thane PIN 400615 admeasuring 25154.78 sq.mts. area being developed by Godrej Greenview Housing Private Ltd.

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

(i) M/s Archetype as L.S. / Architect ;



- (ii) M/s Pallav Gala as Structural Consultant
- (iii) M/s Pankaj Dharker & Associates as MEP Consultant
- (iv) M/s CostX 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(s) 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 and quantity for the entire work as calculated by Mr Salil Pitkar quantity Surveyor* appointed by Developer, 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 432.33 cr (Total of Table A and B). 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 Thane Municipal Corporation (TMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 0.00 cr Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of 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 Thane Municipal Corporation (TMC) (planning Authority) is estimated at Rs. 432.33cr Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :



TABLE A
(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs Crs)	Amount (In Rs Crs)	Amount (In Rs Crs)	Amount (In Rs Crs)	Amount (In Rs Crs)	Amount (In Rs Crs)	Amount (In Rs Crs)	Amount (In Rs Crs)
		A	B	C	D	E	F	G	A to G
1	Total Estimated cost of the building / wing as on 30 th April 2017 date of Registration is	68.01	69.94	44.71	47.52	47.85	46.69	66.44	391.18
2	Cost incurred as on 30 th April 2017 (based on the Estimated cost)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%	0%	0%	0%	0%	0%	0%	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	68.01	69.94	44.71	47.52	47.85	46.69	66.44	391.18
5	Cost Incurred on Additional /Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TABLE B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amount (In Rs Crs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30 th April 2017 date of Registration is	41.16
2	Cost incurred as on 30 th April 2017 (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	41.16
5	Cost Incurred on Additional /Extra Items as on 30 th April 2017 not included in the Estimated Cost (Annexure A)	0.00



Yours Faithfully


Signature of Engineer
(Licence No. Management)
MRICS- 1288401
FIIV- CAT-2-F-4732

*** Note**

1. The scope of work is to complete 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 labour, 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 specifications 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)

