

## 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)

CIN: U74140DL1999PTC100244

Email: mumbai@cbre.co.in

Date: 12<sup>th</sup> December 2017

To

Caroa Properties LLP  
5<sup>th</sup> Floor, Godrej One, Pirojsha Nagar  
Vikhroli, Mumbai – 400 079

**Subject: Certificate of Cost Incurred for Development of Godrej City for Construction of 03 building(s) of the First Phase (P52000001298) situated on the Plot bearing C.N. No/CTS No. /Survey no. / Final Plot no 70/1(pt), 70/2(pt), 76/1(pt), 69/0(pt), 78/0(pt), 68/0(pt), 81/2(pt), 40/0(pt), 72/0(pt) Demarcated by its boundaries (latitude and longitude of the end points) Survey No. 81/2 (Part) to the North 15m wide Township Road, Survey No. 40/0 to the South 18m wide Township Road, Survey No. 68/0 to the East Town Level Play Ground, Survey No. 76/1 and 78/0 (18.936182 ,73.180055 to the North 18.933852 ,73.179996 to the South, 18.934622 ,73.181024 to the East 18.934721 ,73.179407 to the West) to the West of Division Kokan village Khanavale taluka \_ Panvel District Raigad and village Talegaon taluka Khalapur District Raigad PIN 410206 admeasuring 30175.177 sq.mts. Area being developed by Caroa Properties LLP.**

**Ref: MahaRERA Registration Number- P52000001298**

Sir,

I/ We CBRE 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 C.N. No/CTS 16 No. /Survey no. / Final Plot no 70/1(pt), 70/2(pt), 76/1(pt), 69/0(pt), 78/0(pt), 68/0(pt), 81/2(pt), 40/0(pt), 72/0(pt) of Division Kokan village Khanavale taluka Panvel District Raigad and village Talegaon taluka Khalapur District Raigad PIN 410206 admeasuring 30175.177 sq.mts. Area being developed by Caroa Properties LLP.

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

- (i) M/s Space Matrix as Architect;
- (ii) M/s J+W Consultants as Structural Consultant
- (iii) M/s Ecofirst Services Limited 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. 218.98 Crs** (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 **CIDCO** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred as of certification date is calculated at **Rs. 6.02 Crs** (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 **CIDCO** (planning Authority) is estimated at **Rs.212.96 Crs** ( 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) |
|---------|----------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|
|         |                                                                            | T1                 | T2                 | T3                 | T1 TO T3           |
| 1       | Total Estimated cost of the building / wing as on <u>30th Nov 2017</u>     | 63.38              | 34.54              | 62.74              | 160.66             |
| 2       | Cost incurred as on <u>30th Nov 2017</u><br>(based on the Estimated cost ) | 0.96               | 0.52               | 1.28               | 2.76               |
| 3       | Work done in Percentage (as Percentage of the estimated cost )             | 2%                 | 2%                 | 2%                 | 2%                 |



|   |                                                                                                                              |       |       |       |        |
|---|------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|--------|
| 4 | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                     | 62.42 | 34.02 | 61.46 | 157.90 |
| 5 | Cost Incurred on Additional<br>/Extra Items as on <u>30th Nov 2017</u><br>not included in the<br>Estimated Cost (Annexure A) | 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<br>(In Rs Crs) |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1       | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30th Nov 2017</u> | 58.32                 |
| 2       | Cost incurred as on <u>30th Nov 2017</u><br>(based on the Estimated cost )                                                                      | 3.25                  |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost )                                                                               | 6%                    |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                        | 55.07                 |
| 5       | Cost Incurred on Additional /Extra Items<br>as on <u>30th Nov 2017</u> not included in<br>the Estimated Cost (Annexure A)                       | 0.00                  |

Yours Faithfully



Signature of Engineer

**\* 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 (\*).



List of Extra / Additional Items executed with Cost  
(Which were not part of the original Estimate of Total Cost)