

FORM-2
INDEPENDENT QUANTITY SURVEYOR'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money
from Designated Account- Project wise)

Date: 25 September 2020

To

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

Subject: Certificate of Cost Incurred for Construction of 3 No. of Building(s) of “The Highlands, Godrej City, Panvel” Project [MahaRERA Registration Number] situated on the Plot bearing C.N. No/CTS No. /Survey No./ 4/5 (pt), 4 /4(pt), 4/3(pt), 4/6, 5(pt), 4/2, 4/1, 6/6 (pt) of Village-Talegaon, Taluka- Khalapur, District- Raigad, PIN 410221 admeasuring 10.12 Acres area being developed by Caroa Properties LLP.

Ref: MahaRERA Registration Number- To be obtained

Sir,

We have undertaken assignment of certifying Estimated Cost for the 3 Building(s) of “The Highlands, Godrej City, Panvel” project, admeasuring area 40968.86 Sqm. This project is located within the larger plot bearing C.N. No/CTS No./Survey no. 4/5 (pt), 4/4(pt), 4/3(pt), 4/6, 5(pt), 4/2, 4/1, 6/6 (pt) demarcated by its boundaries, being developed by Caroa Properties LLP. Caroa Properties LLP will be developing more buildings in the same land as part of future development. The Latitude and Longitude of the end points:

LAT: N18°55'42.60"; LON: E73°10'57.87",
LAT: N18°55'37.55"; LON: E73°10'55.40",
LAT: N18°55'33.98"; LON: E73°11'00.80",
LAT: N18°55'37.25"; LON: E73°11'04.74".

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

- (i) M/s Kapadia Associates Design LLP as Architect;
- (ii) M/s Whitby Wood Pritamdasani Engineers Pvt Ltd as Structural Consultant
- (iii) M/s Ecofirst Services Ltd as MEP Consultant
- (iv) M/s Gleeds Consulting (I) 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(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 Gleeds Consulting (I) Pvt. Ltd as 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. The Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 379.10 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. 0.00 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. 379.10 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 Crs)				Total
		Phase-5A (T-1)	Phase-5A (T-2)	Phase-5A (T-3)	Phase-5A (Other Bldg.)	
1	Total Estimated cost of the building / wing as on <u>25th Sept, 2020</u>	101.59	97.94	98.03	33.09	330.66
2	Cost incurred as on <u>25th Sept 2020</u> (based on the Estimated cost)	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%
4	Balance Cost to be Incurred (Based on Estimated Cost)	101.59	97.94	98.03	33.09	330.66
5	Cost Incurred on Additional /Extra Items as on <u>25th Sept 2020</u> not included in the Estimated Cost (Annexure A)	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 Crs)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>25th Sept, 2020</u>	48.44
2	Cost incurred as on <u>25th Sept 2020</u> (based on the Estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00
4	Balance Cost to be Incurred (Based on Estimated Cost)	48.44
5	Cost Incurred on Additional /Extra Items as on <u>25th Sept 2020</u> not included in the Estimated Cost (Annexure A)	0.00

Yours Faithfully,

Signature of Independent Quantity Surveyor

*** Notes:**

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.
6. Above costs excludes all soft costs such as approval costs, developer's overheads, land and associated costs, consultant's costs, project finance costs, marketing and sales, administrative expenses, general development cost overheads and developer's contingency/project contingency.
7. Escalation, Pass on Cost and Provisional Cost considered as per developer's assumptions.

Annexure A

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