

11th February 2021

**FORM 2 [see regulation 3]
ENGINEERS CERTIFICATE**

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CIN: U74140DL1999PTC100244

To
MANJARI HOUSING PROJECTS LLP,
5th Floor, Godrej One, Pirojshanagar,
Eastern Express Highway,
Vikhroli East, Mumbai - 400 079

Email: pune@cbre.co.in

Subject: Certificate of Cost Incurred for Development of "Godrej Parkridge" for Construction Work of the 4 No. of Buildings (Tower T1, T2, T3, and MLCP with Clubhouse), [MahaRERA Registration Number _____] situated at Sector-R5, which forms part of Plot bearing Survey No. 138(P), 139(P), 140(P), 141(P) , Manjari, Pune demarcated by its boundaries of S. No. 146 on North Side, Sector R5B on East Side, Sector CG-06 South Side & Survey No.136 on West Side, (latitude and longitude of the end points) 18°32'29.33" N, 73°58'47.57" E to the North East to the 18°32'25.34" N, 73°58'45.00" E to the North West to the 18°32'23.88" N, 73°58'48.40" E to the South West to the 18°32'28.63" N, 73°58'49.51" E to the South East of Division, Pune, Manjari, Taluka - Haveli, District - Pune, Pin -412307, admeasuring 15,830 sq mts (Part of Total Plot Area- 33,170.00 Sq mts of Sector R5) area being developed by Ashdan Developers Pvt Ltd & Manjari Housing Projects LLP.

Ref: MahaRERA Registration Number -

Sir,

We CBRE South Asia Pvt. Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA being 4 No. of Buildings (Tower T1, T2, T3, and MLCP with Clubhouse) situated at Sector-R5, which forms part of Plot bearing Survey No. 138(P), 139(P), 140(P), 141(P) , Manjari, Pune demarcated by its boundaries of S. No. 146 on North Side, Sector R5B on East Side, Sector CG-06 South Side & Survey No.136 on West Side, (latitude and longitude of the end points) 18°32'29.33" N, 73°58'47.57" E to the North East to the 18°32'25.34" N, 73°58'45.00" E to the North West to the 18°32'23.88" N, 73°58'48.40" E to the South West to the 18°32'28.63" N, 73°58'49.51" E to the South East of Division, Pune, Manjari, Taluka - Haveli, District - Pune, Pin -412307, admeasuring 15,830 sq mts (Part of Total Plot Area- 33,170.00 Sq mts of Sector R5) area being developed by Ashdan Developers Pvt Ltd & Manjari Housing Projects LLP.

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

- (i) M/s. VK:a architecture as Liasioning Architect;
- (ii) M/s. Architect Hafeez Contractor as Design Consultant;
- (iii) M/s Melior Structural Solutions as Structural Consultant;



- (iv) M/s Unicorn MEP Consultants Pvt. Ltd. as MEP Consultant;
(v) M/s Roots Designs as Landscape Consultant;

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 & 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 166.22 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 PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at Rs. 0.47 Crores. 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 165.75 Crs (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.)	Amounts (In Cr Rs.)	Amounts (In Cr Rs.)	Amounts (In Cr Rs.)
		1	2	3	MLCP+ Club House
1	Total Estimated Cost of the building/wing as on 11 th February 2021 date of registration is	53.60	22.56	63.50	18.57
2	Cost incurred as on 11 th February 2021 (based on the Estimated cost)	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	53.60	22.56	63.50	18.57
5	Cost Incurred on Additional /Extra Items as on 11 th February 2021 not included in the Estimated Cost (Annexure A)	-	-	-	-

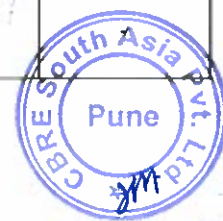


TABLE B		
Sr. No	Particulars	Amounts
		(In Cr Rs.)
1	Total Estimated Cost of the internal and external development works including amenities and facilities in the layout as on 11 th February 2021 date of registration is	7.99
2	Cost incurred as on 11 th February 2021 (based on the Estimated cost)	0.47
3	Work done in Percentage (as Percentage of the estimated cost)	6%
4	Balance Cost to be Incurred (Based on Estimated Cost	7.52
5	Cost Incurred on Additional /Extra Items as on 11 th February 2021 not included in the Estimated Cost (Annexure A)	0

Yours Faithfully



S.S. Nambhale
Sameer Nambhale

Authorized Signatory

CBRE South Asia Pvt. Ltd

Date: 11th February 2021

*Note-

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

