



**FORM-2 [see Regulation 3]
ENGINEER'S CERTIFICATE**

Date:20-Jul-2022

To
MAAN-HINJE TOWNSHIP DEVELOPERS LLP
5th Floor, Godrej One, Pirojshanagar,
Vikhroli East, Mumbai - 400 079

Subject: Certificate of cost incurred for development of construction Work of 4 numbers of buildings (Tower 1, Tower 2, Tower 3, Tower 4 and Club House) of "Godrej Woodsville" project having MahaRERA Registration Number Situated at Sector R19 bearing Survey no. 208/5(P), 208/6/3, 207(P), 206/1(P) Village Hinjewadi Mann, Tal. Mulshi. Final Plot no demarcated by its boundaries (Latitude and longitude of the end points) 18° 34' 46.2" North, 73° 43' 50.0" East of Village Hinjewadi Mann, Tal. Mulshi admeasuring 20,000.50 sq. mts. area being developed by M/s Maan-Hinje Township LLP.

MahaRERA Registration Number-.....

Sir,

We have undertaken assignment for certifying estimated cost for development of "Godrej Woodsville" for construction of 4 no. of Buildings having MahaRERA Registration Number situated at Sector R19 bearing Survey no-208/5(P), 208/6/3, 207(P), 206/1(P) Village Hinjewadi Mann, Tal. Mulshi. Final Plot no demarcated by its boundaries (Latitude and longitude of the end points) 18° 34' 46.2" North, 73° 43' 50.0" East of Village Hinjewadi Mann, Tal. Mulshi admeasuring 20,000.50 sq.mts. area being developed by M/s Maan-Hinje Township LLP.

1. Following technical professionals are appointed by Owner/Promoter
 - I. M/s Architect Hafeez Contractor as L.S/Architect
 - II. M/s Precision Precast Solutions Pvt. Ltd as Structural Consultant
 - III. M/s John Mech-EL Technologies (P) Ltd as MEP Consultant
 - IV. M/s Bricklane as Quantity Surveyor
 - V. Abhishek M Loya Director - Samartha Constro Consultants LLP as Engineer
 - VI. Sheetakumar Shah - Sarika Infratech as Contractor
 - VII. M D Deshpande & Co as Chartered Accountant

2. We have estimated the cost of 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. The schedule of items and quantity required for the entire work as calculated by M/s BRICKLANE (quantity surveyor) * appointed by developer/engineer, 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 aforesaid project under reference as Rs. 387.03 Crores at the time of Registration. The estimated total cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s) / Wings(s) / Layout / Plotted Development from the Pune Municipal 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.0.00 Crores. The amount of estimated cost incurred is calculated on the basis of input materials/services used and unit cost of these items.
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 387.03 Crores.
6. I certify that the cost of Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid project as completed on date of this certificate is given in Table A and B below:-

Table A							
Sr No	Particulars	Amount in Cr.	Amount in Cr.	Amount in Cr.	Amount in Cr.	Amount in Cr.	Amount in Cr.
		T1	T2	T3	T4	Retail	MLCP & Clubhouse
1	Total Estimated Cost of Project	87.79	83.25	65.34	90.64	0	52.00
2	Cost Incurred as on Date (Based on Estimated Cost) - 24 th May 2022	0	0	0	0	0	0
3	Work Done in Percentage (As percentage of Estimated Cost)	0	0	0	0	0	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	87.79	83.25	65.34	90.64	0	52.00
5	Cost Incurred on additional or Extra Items as on Date not included in the Estimated Cost	0	0	0	0	0	0

Part B		
Sr No	Particulars	Amount in Cr.
1	Total Estimated Cost of the Internal & External Development Works Including amenities and facilities in the Layout	8.01
2	Cost Incurred as on Date (Based on Estimated Cost) - Mar 2022	0
3	Work Done in Percentage (As percentage of Estimated Cost)	0
4	Balance Cost to be Incurred (Based on Estimated Cost)	8.01
5	Cost Incurred on additional or Extra Items as on Date not included in the Estimated Cost	0

Yours Faithfully



For,
Samartha Constro Consultants LLP
Date:20-Jul-2022



Agreed and Accepted by:

Signature of Promoter

Name:.....

Date:.....

***Note-**

1. The scope of work is to complete Registered Real Estate project as per drawings approved from time to time to obtain completion / occupation 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.

Table C
List of Extra/Additional/Deleted Items considered in cost

Table C		
Sr. No	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1	General Escalation	27.14