



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: 26th July, 2021

To,
Godrej Properties Limited,
5th Floor, Godrej One, Pirojsha Nagar
Vikhroli East, Mumbai - 400 079

Subject: Certificate of Cost Incurred for Development of Godrej Chandivali for Construction of 09 building(s) of the Phase situated on the Plot bearing C.N.No/CTS No./Survey no./Final Plot No 24,24/1,24/2 & 24/3 of Village CHANDIVALI, Chandivali Road , L Ward, Mumbai demarcated by its boundaries (latitude and longitude of the end points) Proposed 9.15 m wide DP road to the East ,18 mt. wide DP Road to the West admeasuring plot Area of 10984.01 sq.mt.(Gross plot area 12830.90 sq.mt. less AR, AOS & Road setback area of 1846.89 sq.mt) being developed by Godrej Properties Limited.

Ref: MahaRERA Registration Number - TBD

Sir,

We have undertaken assignment of certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, situated on the plot bearing C.N.No/CTS No./Survey no./Final Plot No 24,24/1,24/2 & 24/3 of Village CHANDIVALI, Chandivali Road , L Ward, Mumbai , admeasuring plot Area of 10984.01 sq.mt.(Gross plot area 12830.90 sq.mt. less AR, AOS & Road setback area of 1846.89 sq.mt) being developed by Godrej Properties Limited.

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

- (i) M/s Edifice Consultant Pvt. Ltd. (ECPL) as project architect consultants
- (ii) M/s Baldrige & Associates Structural Engineering Pvt. Ltd (BASE) as Structural Consultant
- (iii) M/s Pankaj Dharkar & Associates (PDA) as MEP Consultant
- (iv) M/s Turner and Townsend Pvt. Ltd. as Quantity Surveyor

2. Quantity Surveyor has estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP & 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 and the Schedule of items and quantity for the entire work as calculated by the Quantity Surveyor * appointed by Developer, & the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us. =

3. Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **INR. 310.38 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 **MCGM** 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 **INR. 12.75 Cr.** (Total of Table A & Table 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 **MCGM** (planning Authority) is estimated at **INR. 297.63 Cr.** (Total of Table A and Table 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 Table B below:

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

Sr. No.	Particulars	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)
		Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 4	Bldg. 5
1	Total Estimated cost of the building / wing as on <u>30th June, 2021</u>	31.74	30.02	24.48	25.49	25.49
2	Cost incurred as on <u>30th June, 2021</u> (based on the Estimated cost)	1.07	1.01	0.83	0.86	0.86
3	Work done in Percentage (as Percentage of the estimated cost)	3.37%	3.37%	3.37%	3.37%	3.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	30.67	29.01	23.66	24.63	24.63
5	Cost Incurred on Additional /Extra Items as on <u>30th June, 2021</u> not included in the Estimated Cost (Annexure A)	0.00	0.00	0.00	0.00	0.00

Sr. No.	Particulars	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)
		Bldg. 6	Bldg. 7	Bldg. 8	Bldg. 9	Bldg. 10	Total Costs
1	Total Estimated cost of the building / wing as on <u>30th June, 2021</u>	35.09	35.99	32.36	31.03	28.93	300.63
2	Cost incurred as on <u>30th June, 2021</u> (based on the Estimated cost)	1.18	1.21	1.09	1.05	1.08	10.25
3	Work done in Percentage (as Percentage of the estimated cost)	3.37%	3.37%	3.37%	3.37%	3.73%	3.41%
4	Balance Cost to be Incurred (Based on Estimated Cost)	33.91	34.78	31.27	29.99	27.85	290.39
5	Cost Incurred on Additional /Extra Items as on <u>30th June, 2021</u> not included in the Estimated Cost (Annexure A)	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 INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)
		Bldg. 1	Bldg. 2	Bldg. 3	Bldg. 4	Bldg. 5
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30th June, 2021</u>	1.02	0.96	0.79	0.82	0.82
2	Cost incurred as on <u>30th June, 2021</u> (based on the Estimated cost)	0.26	0.25	0.20	0.21	0.21
3	Work done in Percentage (as Percentage of the estimated cost)	25.73%	25.73%	25.73%	25.73%	25.73%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.76	0.72	0.58	0.61	0.61
5	Cost Incurred on Additional /Extra Items as on <u>30th June, 2021</u> not included in the Estimated Cost (Annexure A)	0.00	0.00	0.00	0.00	0.00



VINYASA CONSULTANTS

CONSTRUCTION COST CONSULTANT & QUANTITY SURVEYOR

Sr. No.	Particulars	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)	Amount (In INR. Cr.)
		Bldg. 6	Bldg. 7	Bldg. 8	Bldg. 9	Bldg. 10	Total Costs
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>30th June, 2021</u>	1.13	1.16	1.04	1.00	1.03	9.75
2	Cost incurred as on <u>30th June, 2021</u> (based on the Estimated cost)	0.29	0.30	0.27	0.26	0.26	2.51
3	Work done in Percentage (as Percentage of the estimated cost)	25.73%	25.73%	25.73%	25.73%	25.73%	25.73%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.84	0.86	0.77	0.74	0.76	7.24
5	Cost Incurred on Additional /Extra Items as on <u>30th June, 2021</u> not included in the Estimated Cost (Annexure A)	0.00	0.00	0.00	0.00	0.00	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 (*). The details as calculated by quantity Surveyor* (T&T PL)/ GPL and not cross verified by M/s. Vinyasa Consultants.
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 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)