Annexure – B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of ongoing project and for withdrawal of Money from Designated Account – Project Wise)

To,

31ST MARCH' 2025

GODREJ PROPERTIES LIMITED,
5th Floor, Godrej One, Pirojsha Nagar
Vikhroli East, Mumbai – 400 079

Subject: Certificate of cost Incurred for development of **Godrej Reserve Wing 4, Kandivali** having MahaRERA Registration Number **P51800054691** being developed by Godrej Properties Limited.

Sir,

1. I/ We Vinyasa Consultants have undertaken assignment of certifying estimated cost for **Godrej Reserve Wing4, Kandivali** having MahaRERA Registration number **P51800054691** (Only Applicable after project Registration being developed by Godrej Properties Limited.

2. We have estimated the cost of civil, MEP, and allied works required for completion of the apartments and proportion completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the developer/ consultants. The schedule of items and quantity required for the entire work as calculated by 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 to ascertain/ confirm the above analysis given to us.

3. We estimated Total Estimated cost of completion of the aforesaid project under reference at **Rs. 440,59,00,000/-** (Total of Table A and B) 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 specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s), / Wing(s) / Layout / Plotted Development from the **BMC** being the planning Authority under whose jurisdiction the aforesaid Project is being implemented.

4. Estimated cost incurred till date is calculated at **Rs. 19,67,15,582 /-** (Total of Table A and B). The Amount of estimated Cost Incurred is calculated on the basis of input material/ Services used and unit cost of these items.

5. The balance cost of completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal and external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 420,91,84,418 /-** (Total of Table A and B).

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 the date of this certificate is as given in Table A and B Below:

Table A

Building / Wing/ Layout / Plotted development bearing Building / Wing/ Layout / Plotted development bearing of Wing 4 on property bearing CTS No(s) 146(pt) forming part of forming part of Larger Layout : 146/1(pt), 146/2(pt), 146/3(pt), 146/4(pt), 146/4, 146(pt), 146/7(pt), 125(pt), 126(pt), 127(pt) forming part of Larger property : 124, 125, 126, 127, 127/1, 128, 146, 146/1, 146/2, 146/3, 146/4, 146/5, 146/6, 146/7 of Village Akurli, R/S Ward, Mumbai-400101." being developed by Godrej Properties Limited.

Sr. No.	Particulars	Amount (In Rs Crs)
		Wing 4
1	Total Estimated cost of the building / wing as on date of Registration is.	4,34,77,00,000
2	Cost incurred as on date of Certification till **31ST MAR 2025**	18,06,52,468
3	Work done in Percentage (as Percentage of the estimated cost)	4.16%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,16,70,47,532
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	0.00

Table B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (Crs)
		Total
1	Total Estimated cost of the Internal and External Development Works including amenities, Retail and Facilities in the layout as on date of Registration is	5,82,00,000
2	Cost incurred as on date of Certification till **31ST MAR 2025**	1,60,63,114
3	Work done in Percentage (as Percentage of the estimated cost)	27.60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	4,21,36,886
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	0

Yours Faithfully
(Signature of Engineer)



VINYASA CONSULTANTS

PARAAG RODE | ECI Reg No: PE/00010/25

Agreed and Accepted by:

Naveen Kumar Poddar

Digitally signed by Naveen Kumar Poddar
Date: 2025.04.17 15:58:29 +05'30'

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 and as per specifications mentioned in agreement of sale.
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 placed marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of the Engineer, who is responsible for the Quantity calculated should be mentioned at the place marked (*). The mentioned details as calculated by quantity Surveyor* Godrej Properties Limited and not cross verified by M/s. Vinyasa Consultants.
3. (**) Balance cost to be incurred (4) may vary from Difference between Total Estimated cost (1) and Actual cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will be result in amended of the cost incurred / to be incurred.
4. All components of the work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviation / qualifications. Example: Any deviations in input material used from specifications in agreement of sale.

Table C

List of Extra/Additional/Deleted Items Considered in Cost

(Which were not part of the original estimate of Total cost)

Sr. No.	List of Extra / Additional/ Deleted Items	Amount (In Rs)
1	-	0
2	-	0