FORM 2 [See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 23rd February 2021

To,

Godrej Properties Ltd.
Godrej Anandam, Model Mill Compound, Umrer Road
Ganeshpeth, Nagpur - 440018.

Subject: Certificate of Cost Incurred for Development of "Godrej Anandam(Tower F/18&19 Floors)" for Construction of Two floors(18 & 19), situated on plot bearing C.S.No.- 101/1, SHEET No. 259, 260, 269, 270 & 271, demarcated by its boundaries (N 21.08208, E 79.05546) Recreational Ground(Open Space) to the North; Villa area to the South; Tower E to the East and Future Expansion to the West, Division- Nagpur, Village - Nagpur(Muncipal corporation), Taluka - Nagpur(Urban), District - Nagpur, PIN - 440018 admeasuring 781.417Sq Mtrs, area being developed by M/s Godrej Properties Ltd.

Ref: MahaRERA Registration Number - P50500004427

Sir,

We have undertaken assignment of certifying estimated cost for the subject real estate project, proposed to be registered under MahaRERA, being situated on plot bearing C.S.No.-101/1, SHEET No. 259, 260, 269, 270 & 271, demarcated by its boundaries (N 21.08208, E 79.05546) Recreational Ground(Open Space) to the North; Villa area to the South; Tower E to the East and Future Expansion to the West, Division- Nagpur, Village - Nagpur(Muncipal corporation), Taluka - Nagpur(Urban), District - Nagpur, PIN - 440018 admeasuring 781.417Sq Mtrs, area being developed by M/s Godrej Properties Ltd.

1. Following technical professionals are appointed by owner/promoter -
   (i) Rajinder Kumar Associates ,New Delhi Architects
   (ii) GVG Consultants Pvt. Ltd., Gurgoan, Haryana as Structural consultants
   (iii) Kanwar Krishen Associates Pvt. Ltd., New Delhi as MEP consultants
   (iv) Masters PMC, Mumbai as Project management consultants

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 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 Masters PMC, Mumbai appointed by developer/engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

MASTERS MANAGEMENT CONSULTANTS (INDIA) PVT. LTD. MUMBAI

Masters Management Consultants (India) Private Limited
Regd. Add.: 70, Nagindas Master Road, Fort, Mumbai 400 001.
Admin. Add.: Unit # 207 & 208, Sagar Tech Plaza, B Wing, Sakinaka Junction, Andheri Kurla Rd, Andheri East, Mumbai 400072.
Tel.: 022-4295 9479, E-mail: mumbai@masterspmc.com, Web: www.masterspmc.com
Corporate Identity Number (CIN): U74140MH2004PTC150215

3. We estimate total estimated cost of completion of the building(s) of the aforesaid project under reference as Rs.5.042 Crores (Total of 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 Nagpur Municipal Corporation/Town Planning, Nagpur being planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 4.571 Crores (Total of table A and B). 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 Nagpur Municipal Corporation/Town Planning, Nagpur planning authority) is estimated at Rs. 0.471 Crores (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.)**
1	Total Estimated Cost of the building/wing as on 31st December 2020 date of registration is	4.748
2	Cost Incurred as on 31st December 2020 (based on Estimated Cost)	4.277
3	Work Done in percentage (as percentage of estimated cost)	90.08%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.471
5	Cost Incurred on Additional/Extra Items as on 31st December 2020 not included in the Estimated Cost (Annexure A)	0.00

MASTERS MANAGEMENT CONSULTANTS (INDIA) PVT. LTD. MUMBAI

MASTERS

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 31st December 2020 date of registration is	0.294
2	Cost incurred as on 31st December 2020 (based on estimated cost)	0.294
3	Work done in percentage (as percentage of estimated cost)	100%
4	Balance cost to be incurred (based on estimated cost)	0.00
5	Cost Incurred on Additional/Extra Items as on 31st December not included in the Estimated Cost (Annexure A)	0.00

Yours Faithfully

For Masters Management Consultants (India) Pvt. Ltd.

Shimon Samuel
General Manager- Projects

MASTERS MANAGEMENT CONSULTANTS (INDIA) PVT. LTD. MUMBAI