FORM-2

ENGINEER'S CERTIFICATE

Date-04-01-2024

To,

Godrej Properties Limited.

Regd Office:5th Floor, Godrej One,
Eastern Express Highway,
Priojshanagar, Vikhroli (E),
Mumbai-400079
Tel: +91-22-6169 8500
Fax. +91-22-6169 8888
Website: www.godrejproperties.com
CIN: L74120 MH1985PLC035308

Subject: Certificate of Cost incurred for Development of "Godrej Orchard Estate" having MahaRERA Registration Number P50500048466 (Only Applicable after project Registration) being developed by Godrej Properties Limited.

Sir,

1. I M/s CBM Engineers, have undertaken assignment of certifying Estimated Cost for "Godrej Orchard Estate" having MahaRERA Registration Number P50500048466 (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/ Plotted development and proportionate 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 developer, the assumption of 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 estimate Total cost of completion of the aforesaid project under reference at Rs. 106.30 Cr (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 of the project 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 NMRDA being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at Rs. 57.52 Cr (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 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 of the Project is estimated at Rs. 48.78 Cr (Total of Table A and B).

6. I certify that the Cost of Civil, MEP and allied works 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 Number 7 (to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr No	Particulars	Amount in Cr
1	Total estimated cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	93.39
2	Cost incurred as on date of certificate	53.03
3	Work done in Percentage (as Percentage of the estimated cost)	56.78%
4	Balance Cost to be incurred **(Based on Estimated Cost)	40.36
5	Cost incurred on Additional/Extra items not included in the estimated Cost (Table C)	NA

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr No	Particulars	Amount in Cr
1	Total Estimated cost of the Internal and External development works including amenities and facilities in the layout as on date of Registration is	12.91
2	Cost incurred as on date of certificate	4.49
3	Work done in Percentage (as Percentage of the estimated cost)	34.77%
4	Balance Cost to be incurred** (Based on Estimated Cost)	8.42
5	Cost Incurred on Additional/Extra items not included in the estimated Cost (Table-C)	NA

Yours faithfully,

CBM ENGINEERS

CBM ENGINEERS INDIA VADODARA

Kunal Suthar

Local Authority license no. :SEOR -1/185 (Vadodara Municipal Corporation)

Agreed & Accepted by:

Chirag Akruwala

Signature of Promoter

Name: Chirag Akruwala

Date: 04-01-2024

Note:

1. The scope of work 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 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. (**) 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 result in amendment of the cost incurred / to be incurred.

4. All the components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations / qualifications. Example: Any deviation in input material used from specifications in agreement of sale.

CBM ENGINEERS

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 Crs.
1	NA	NA
2	NA	NA