

"MNC House"  
1516, Rajdanga Main Road,  
Kolkata-700 107  
Phone-2441 8082, 40165700  
e-mail- [mnconpl2008@gmail.com](mailto:mnconpl2008@gmail.com)

MNC/EC- GODREJ PRAKRITI RETREAT/2024-25/14

FORM-2

## ENGINEER'S CERTIFICATE

To

**The Godrej Properties Limited**  
**Godrej Waterside Building, Tower-2**  
**Unit No. 109, 1<sup>st</sup> Floor,**  
**Saltlake, Sec-V, Kolkata-700091**

**Date: 30.06.2024**

**Subject:** Certificate of Cost Incurred for Development of RETREAT AT **GODREJ PRAKRITI ("Project")** for Construction of **Tower Q, R & MLCP** of the Project situated at Municipal Premises No. 187F/1, Barrackpore Trunk Road, Kolkata – 700 115, measuring land area of 0.8667 Acres (approx.) being developed by **Godrej Properties Limited.**

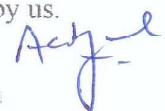
**Ref:** The Real Estate (Regulation And Development) Act, 2016 read with West Bengal Real Estate (Regulation and Development) Rules, 2022, along with all applicable laws time being in force.

Sir,

I/ We **MNCPL**, have undertaken assignment of certifying Estimated Cost for the Project proposed to be registered under the Act, being **Tower Q, R and MLCP** Building(s)/ Wing(s) of the Project situated at Municipal Premises No. 187F/1, Barrackpore Trunk Road, Kolkata - 700 115, measuring land area of **0.8667 Acres** (approx.) being developed by **Godrej Properties Limited.**

- Following technical professionals are appointed by Owner / Promoter :-
  - M/s MNC One** as L.S. / Architect;
  - M/s MNCPL** as Structural Consultant
  - M/s Indcon, Wiseman, Saent India** as MEP Consultant
  - M/S Krishna Hitech Infra Pvt Ltd** as Contractor.
- We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) 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 **Inhouse** quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

ANKIT AGARWALA  
B.E. (CIVIL), M.E (STR)  
G-ENG, M.I.STRUCT. E. (LONDON)  
Membership No.-078392965  
KMC EMPANELLED STRUCTURAL ENGINEER  
CLASS-1, E.S.E. 1/172



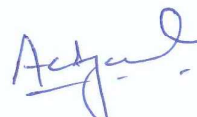
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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **159.89 Cr** ( Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / Completion certificate for the building(s) from the **Zilla Parishad** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 74.99 Cr** (Total of Table A and 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 **Zilla Parishad** (planning Authority) is estimated at Rs. **84.90 Cr** (Total of Table A and 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 B below:

TABLE A

**Tower Q, R & MLCP of Godrej Retreat**

Sr.No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <b>30.06.2024</b> date of Registration is	<b>Rs. 115.12 Cr</b> /-
2	Cost incurred as on <b>30.06.2024</b> (based on the Estimated cost )	<b>Rs. 53.99 Cr</b> /-
3	Work done in Percentage (as Percentage of the estimated cost)	<b>46.90</b> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>Rs. 61.13 Cr</b> /-
	Cost Incurred on Additional /Extra Items as on 30.06.2024 not included in the Estimated Cost (Annexure A)	Rs.

  
**ANKIT AGARWALA**  
B.E. (CIVIL), M.E (STR)  
M.C. M.I. STRUCT. E. (LONDON)  
Membership No.-078392965  
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TABLE B

Sl. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.06.2024 date of Registration is	Rs. 44.77 Cr.
2	Cost incurred as on (based on the Estimated cost)	Rs. 21.00 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	46.90 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.23.77 Cr
5	Cost Incurred on Additional /Extra Items as on 30.06.2024 not included in the Estimated Cost (Annexure A)	

Yours Faithfully



ANKIT AGARWALA  
B. E. (CIVIL), M.E (STR)  
ENGR. M.I.STRUCT. E. (LONDON)  
Membership No.-078392965  
I.M.C EMPANELLED STRUCTURAL ENGINEER  
E.S.E.-1, E.S.E. 1 / 172

**Ankit Agarwala,****Signature of Engineer**  
**[Licence No. ESE/ I/172]**

\* Note

1. The scope of work is to complete the entire 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 [\*].
3. The estimated cost includes all labour, 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 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]