STRUCTURAL CONSULTANT
CHARTERED ENGINEER
VALUER
PROJECT MANAGEMENT
CONSULTANT

**R.C. TIPNIS**
B.E. (CIVIL), M.I.E.

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399
• CELL : 98200 56799 • E-MAIL : rctipnis@gmail.com

**FORM – 2**

**ENGINEER'S CERTIFICATE**

Date: 23/07/2017

To,

**M/s. Concorde Realty,**
**Cosmos House,**
**Sant Gyaneshwar Marg,**
**Panchpakadi, Thane (W).**
**Pin – 400602.**

**Subject: Certificate of Cost Incurred for Development of "Cosmos Meluha" for Construction Work of 10 Building(s) situated on the Plot bearing Survey no. 155/1/B,155/4/1/B, 156/2, 157/1/B, 157/2 , 162/1 demarcated by its boundaries (latitude and longitude of the end points) 19°920.17" N, 73°48.29"E __ to the North 19°914.02" N, 73'3°44.71" E to the South 19°9'17.10" N , 73°3'48.47" E to the East 19°9'17.47" N, 73°3'44.20" E to the West, Shill Phata Road 60 Mtr., to the South S.No. 160, 169, to the East S.No. 158 & 159, to the West S.No. 155/7 of Division Khidkali village Thane taluka Thane District Thane PIN 421204 admeasuring 16370 sq.mts. Area being developed by Concorde Realty.**

**Ref. RERA Registration Number <u>New</u>**

Sir,

I R.C. Tipnis have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being 10 Building(s) situated on the plot bearing CTS No. Survey no. **155/1/B,155/4/1/B, 156/2, 157/1/B, 157/2 , 162/1** of village **Khidkali** taluka **Thane** District **Thane** PIN 421204 admeasuring **16370** sq.mts. Area being developed by Concorde Realty.

1. Following technical professionals are appointed by Concorde Realty:-

(i) Smt Suvarna Ghosh as Architect ;

(ii) Mr. R.C. Tipnis as Structural Consultant

(iii) M/s Electro Mech Consultants as MEP Consultant

(iv) Mr. Sagar Chavan as Site Supervisor

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2. I 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 Consultant and the Schedule of times and quantity for the entire work as calculated by Mr. Sagar Chavan – Site Supervisor 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 3,87,92,823/-.** 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 Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,23,00,083/-.** The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Planning 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 Thane Municipal Corporation (planning Authority) is estimated at **Rs. 2,64,92,740/-.**

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.

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**TABLE – A**

**Building called as Omkara 1**

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the building (s)/wing as on 30/06/2017 date of Registration is | **Rs. 3,13,24,289/-** |
| 2 | As on 30/06/2017 Cost incurred (based on the Estimated cost) | Rs. 1,08,72,203 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | **34.70%** |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | **Rs. 2,04,52,086/-** |
| 5 | Cost Incurred on Additional / Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A) | **Rs . 0 /-** |

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**TABLE – B**

| Sr. No. | Particulars | Amounts |
|---|---|---|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/6/2017 date of Registration is | **Rs 74,68,534/-** |
| 2 | Cost incurred as on 30/06/2017 (based on the Estimated cost) | **Rs. 14,27,880/-** |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | **19.11%** |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | **Rs . 60,40,654/-** |
| 5 | Cost Incurred on Additional / Extra Items as on 30/6/2017 not included in the Estimated Cost (Annexure A) | Rs. 0/- |

Yours Faithfully

R.C. Tipnis
Structural Engineer
T.M.C. Regn. No. 1035

**Annexure A**

List of Extra / Additional Items executed with Cost

NIL