Date: September 30, 2023

Ref: 2023/SCDPL-1467/726

FORM-2
ENGINEER'S CERTIFICATE
(As on 30/09/2023)

To,
M/S. TWO TAURUS REALITY LLP
414, Mahindra Chambers Premises Ltd.
W.T. Patil Marg, Opp. Duke Factory,
Chembur, Mumbai – 400 071.

Subject : Certificate of Cost Incurred for Development of **"ISIGNIA"** having MahaRERA Registration Number not yet registered (Only Applicable after project Registration) being CTS no. 1605, Plot no. 299A, 5th Road, Near Diamond Garden, Chembur 400 071, under DCPR 2034, 33(11) (SRA) Admeasuring 515.80 sq.mt. area being developed by developed by **M/S. TWO TAURUS REALITY LLP.**

Sir,

I, **Shri. Raajesh K. Ladhad** of **STRUCTURAL CONCEPTS DESIGNS PVT. LTD.**, have undertaken assignment of certifying Estimated Cost for the Project **"ISIGNIA"** having MahaRERA Registration Number not yet registered (Only Applicable after project Registration) being CTS no. 1605, Plot no. 299A, 5th Road, Near Diamond Garden, Chembur 400 071, under DCPR 2034, 33(11) (SRA) Admeasuring 515.80 sq.mt. area being developed by developed by **M/S. TWO TAURUS REALITY LLP.**

1. We have estimated the cost of 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. 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 us, 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.

STRUCTURAL CONCEPT DESIGNS PVT. LTD. Vashi Navi Mumbai

2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 15,68,64,139.79/- (Rupees Fifteen Crore Sixty Eight Lakh Sixty Four Thousand One Hundred Thirty Nine & Paise Seventy Nine Only)** (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 buildings/wings from **MCGM** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 54,00,000/- (Rupees Fifty Four Lakh Only)** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services used and unit cost of these items.

4. The Balance cost of Completion of the Civil, MEP and Allied works 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. 15,14,64,139.79/- (Rupees Fifteen Crore Fourteen Lakh Sixty Four Thousand One Hundred Thirty Nine & Paise Seventy Nine Only)** (Total of Table A and B).

5. I certify that the Cost of the 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 :



Building / Wing called **ISIGNIA**

Table A

Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building as on 30.09.2023	Rs. 12,66,08,674.22/-
2	Cost incurred as on 30.09.2023 of certificate	Rs. 54,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	4.27%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,12,08,674.22/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. 0/- (NIL)

Table B

Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.09.2023	Rs. 3,02,55,465.57/-
2	Cost incurred as on 30.09.2023 of certificate	Rs. 0/- (NIL)
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,02,55,465.57/-
5	Cost Incurred on Additional /Extra not included in the Estimated Cost (Table C)	Rs. 0/- (NIL)

Yours Faithfully,

For STRUCTURAL CONCEPT DESIGNS PVT. LTD.

RAAJESH K. LADHAD
Consulting Structural Engineer
Reg. No. STR:840010182
ISSE Reg. No. M-1692

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Agreed and accepted by:

M/S. TWO TAURUS REALITY LLP

TWO TAURUS REALTY LLP MUMBAI