Date: December 31, 2024

Ref: 2023/SCDPL-1467/726

FORM-2
ENGINEER'S CERTIFICATE
(As on 31.12.2024)

To,
M/S. TWO TAURUS REALTY 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 **"INSIGNIA"** having MahaRERA Registration Number **P51800054415** 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 REALTY LLP.**

Sir,

I, **Shri. Rajesh K. Ladhad** of **STRUCTURAL CONCEPT DESIGNS PVT. LTD.**, have undertaken assignment of certifying Estimated Cost for the Project **"INSIGNIA"** having MahaRERA Registration Number **P51800054415** 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 REALTY 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) (As per Basement + Ground + 11 Floor) 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. 3,50,00,000/- (Rupees Three Crore Fifty 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. 12,18,64,139.79/- (Rupees Twelve Crore Eighteen 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 :

STRUCTURAL CONCEPT DESIGNS PVT LTD
Vashi
Navi
Mumbai

Building / Wing called **INSIGNIA**

Table A

Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building as on registration (As per Basement + Ground + 11 Floor)	Rs. 12,66,08,674.22/-
2	Cost incurred as on 31.12.2024 of certificate	Rs. 3,50,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	27.64%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,16,08,674.22/-
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 registration (As per Basement + Ground + 11 Floor)	Rs. 3,02,55,465.57/-
2	Cost incurred as on 31.12.2024 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.

STRUCTURAL CONCEPT DESIGNS PVT. LTD. Vashi Navi Mumbai

RAJESH K. LADHAD
Consulting Structural Engineer
State Reg. No. STATE/R/2024/APL/11089

For TWO TAURUS REALTY LLP

Agreed and accepted by:

M/S. TWO TAURUS REALITY LLP

Note :

1. The scope of work is 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 components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations/qualifications. Example : Any deviations in input material used from specifications in agreement of sale.

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
1.	NA	NA
2.	NA	NA

STRUCTURAL CONCEPT DESIGNS PVT. LTD. Vashi Navi Mumbai