

'SANJRAJ', G. V. SCHEME-2, MULUND (E), MUMBAI - 400 081. • TEL : 2163 4791 • 2163 4399
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FORM-2

To,
Tulsi Infra Project Private Limited
Patni Commercial Complex
324/325, Risod-Road, Patni Chowk,
Washim-4445805.

Date: 21/07/2017.

Subject: Certificate of Cost Incurred for Development of Project **"PATNI COMMERCIAL COMPLEX"** for Construction of **Two(2) building & Wing D & E** of the **"PHASE-04"** Phase (MahaRERA Registration Number) situated on the Final Survey No-324/325 demarcated by its boundaries (latitude and longitude of the end points) **Washim Risod State Highway to the North, Sanasthan Land & Padam Talav to the South, Land belong to BAJ & Other & Balaji Sansthan to the East, Land belong to Pakhale, Baj & Somani to the West of Village Washim Taluka Washim District Washim PIN 444505** admeasuring 34942 sq.mts area (out of total 34942 sq.mts area Sqmtr is for Phase-4) being developed/under development by **M/s. Tulsi Infra Project Private Limited.**

Ref: MahaRERA Registration Number New

Sir,

I **Mr. R. C. Tipnis** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being **Two (2) Building** of the **"PHASE-04"** Phase situated on the plot bearing Final Survey No-324/325 (Part) of **Washim Taluka Washim District Washim PIN 444505** admeasuring 34942 SQ. Mtrs. area being developed/under development by **M/s. Tulsi Infra Project Private Limited.**

1. Following technical professionals are appointed by **M/s. Tulsi Infra Project Private Limited.**:-

- (i) **M/s. Mahaveer Associates L.S. / Architect.**
- (ii) **M/s. R. C. Tipnis as Structural Consultant.**
- (iii) **M/s. Engineering Creation Public Health Consultant Pvt. Ltd. as MEP.**
- (iv) **Mr. Ajeet M. Shenvi as Site Engineer.**

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 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.

R. C. Tipnis

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3. I estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as Rs. 14,21,00,000/- (Total of Table A& B& C). 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 from the Washim Nagar Parisad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 21,00,000/- (Total of Table A& B & C) 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 of the subject project to obtain Occupation Certificate / Completion Certificate from Washim Nagar Parisad (Planning Authority) is estimated at Rs. 14,00,00,000/- (Total of Table A& B & C).

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 and C below :

TABLE A
Building called "PATNI COMMERCIAL COMPLEX – "D WING"

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total estimated cost of the building As on 20/07/2017 date of Registration is	Rs. 8,21,00,000/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost)	Rs. 21,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	2.55 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,00,00,000/-
5	Cost Incurred on Additional /Extra Items As on 20/07/2017 not included in the Estimated Cost (Annexure A)	Rs. 0

M. Tipnis

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TABLE B
Building called "PATNI COMMERCIAL COMPLEX - "E WING"

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total estimated cost of the building As on 20/07/2017 date of Registration is	Rs. 5,10,00,000/-
2	Cost incurred as on 20/07/2017 (Based on the estimated cost)	Rs. 0/-
3	Work done in Percentage (As Percentage of the estimated cost)	0 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,10,00,000/-
5	Cost Incurred on Additional /Extra Items As on 20/07/2017_not included in the Estimated Cost (Annexure A)	Rs. 0/-

M. Tipnis

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TABLE C

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 20/07/2017	Rs. 90,00,000/-
2	Date of Registration is Cost incurred as on 20/07/2017 (Based on the estimated cost).	Rs. 0/-
3	Work done in Percentage (As Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred	Rs. 0/-
5	Cost Incurred on Additional /Extra Items as on 20/07/2017 not included in the Estimated Cost (Annexure A).	Rs. 0/-

Yours Faithfully,



For R. C. Tipnis
Consulting Structural Engineer
M.C.G.M. Regn. No. STR/13

