STRUCTURAL CONCEPT
Designs Private Limited

Date: July 20, 2022

Ref: 2022/SCDPL-1349/485

FORM-2
ENGINEER'S CERTIFICATE
(As on 20/07/2022)

To,
M/S. TODAY GLOBAL HOMES
1601, Kesar Solitaire, Plot-5,
Sector-19, Sanpada,
Navi Mumbai – 400705.

Subject : Certificate of Cost Incurred for Development of **"ANANDAM-2 PHASE-I"** having MahaRERA Registration Number- not yet registered (Only Applicable after project Registration) being Gut No. 112/1, 113/2, 114/1A, 114/9A, 114/10/11/B & 115/6 of Village–Rohinjan, Taluka–Panvel, District–Raigad developed by **M/S. TODAY GLOBAL HOMES.**

Sir,

I, **Shri. Raajesh K. Ladhad** of **STRUCTURAL CONCEPTS DESIGNS PVT. LTD.**, have undertaken assignment of certifying Estimated Cost for the Project **"ANANDAM-2 PHASE-I"** having MahaRERA Registration Number- not yet registered (Only Applicable after project Registration) being Gut No. 112/1, 113/2, 114/1A, 114/9A, 114/10/11/B & 115/6 of Village–Rohinjan, Taluka–Panvel, District–Raigad developed by **M/S. TODAY GLOBAL HOMES.**

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 the MS. MONALI PATIL Quantity Surveyor appointed by Developer /Engineer, 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

Office : 803, Maithili's Signet, Plot No - 39/4, Sec - 30A, Vashi, Navi Mumbai 400 705. Tel.: 022 2781 0993, 022 2781 1994
Email : strconcept@gmail.com Website : www.structuralconcept.in

2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 62,90,57,240/- (Rupees Sixty Two Crores Ninety Lakhs Fidty Seven Thousand Two Hundred Forty 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 **CIDCO NAINA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. The Estimated Cost Incurred till date is calculated at **Rs. 0/- (NIL)** (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. 56,81,31,200/- (Rupees Fifty Six Crores Eighty One Lakhs Thirty One Thousand Two Hundred 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 **ANANDAM-2 PHASE-I**

Table A

BUILDING-1		
Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building as on date 20.07.2022	Rs. 18,16,26,040/-
2	Cost incurred as on 20.07.2022 of certificate	Rs. 9,26,040/-
3	Work done in Percentage (as Percentage of the estimated cost)	0.51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,07,00,000/-
5	Cost Incurred on Additional /Extra Items as on 20.07.2022 not included in the Estimated Cost (Table C)	Rs. 0/- (NIL)

Table A

BUILDING-2 (WING-A)		
Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building as on date 20.07.2022	Rs. 19,19,04,400/-
2	Cost incurred as on 20.07.2022 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. 19,19,04,400/-
5	Cost Incurred on Additional /Extra Items as on 20.07.2022 not included in the Estimated Cost (Table C)	Rs. 0/- (NIL)

Table A

BUILDING-2 (WING-B)		
Sr.No.	Particulars	Amounts (in Rs.)
1	Total Estimated cost of the building as on date 20.07.2022	Rs. 22,55,26,800/-
2	Cost incurred as on 20.07.2022 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. 22,55,26,800/-
5	Cost Incurred on Additional /Extra Items as on 20.07.2022 not included in the Estimated Cost (Table C)	Rs. 0/- (NIL)

STRUCTURAL CONCEPT DESIGNS PVT. LTD. Vashi Navi Mumbai

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 20.07.2022	Rs. 3,00,00,000/-
2	Cost incurred as on 20.07.2022 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. 3,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 20.07.2022 not included in the Estimated Cost (Table C)	Rs. 0/- (NIL)

Table C

List of Extra/Additional/ Deleted Items considered in Cost

(Which were not part of the original Estimate of Total Cost)

Yours Faithfully,

For STRUCTURAL CONCEPT DESIGNS PVT. LTD.

RAAJESH K. LADHAD
Consulting Structural Engineer
Reg. No. STR:840010182

STRUCTURAL CONCEPT DESIGNS PVT. LTD. Vashi Navi Mumbai

Agreed and accepted by:

MR. BHAVESH SHAH
M/S. TODAY GLOBAL HOMES