

COST X
Chartered Valuer,
Quantity Surveyor
& Cost Management Consultant



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ENGINEER'S CERTIFICATE

Date: **01/06/2017**

To;

Transcon Developers Pvt. Ltd.
Transcon Triumph,
Off. New Link Road, Near Oberoi Springs,
Andheri (W), Mumbai

Subject : Certificate of Cost Incurred for development of 'Transcon Triumph Tower-1'
Construction Work of 1 (ONE) No. of Building of the First Phase of the Real Estate
Project proposed to be registered under MahaRERA situated on the Plot bearing **CTS**
No. 704 (Pt) demarcated by its boundaries [latitude and longitude of the end points]

CTS No. 704 (Pt), 704/11 (Pt) to the North; **CTS No. 704 (Pt), 704/68 (Pt)** to the South;
CTS No. 704 (Pt) to the East; **CTS No. 704 (Pt)** to the West

Of Division: Konkan, District: Mumbai Suburban, Taluka: Andheri, village: Oshiwara, PIN:
400053 admeasuring **1283.78 Sq.mt.** area being developed by M/s. Transcon
Developers Pvt. Ltd.

Sir,

We '**Cost X, Valuation, QS & Cost Management Consultancy**' have undertaken assignment of
certifying Estimated Cost of the subject Real Estate Project proposed to be registered under
MahaRERA being 1 (ONE) No. of Building of the First Phase of the Real Estate Project situated on
the Plot bearing **CTS No. 704 (Pt)** of Division: Konkan, District: Mumbai Suburban, Taluka: Andheri,
village: Oshiwara, PIN: 400053 admeasuring **1283.78 Sq.mt.** area being developed by M/s.
Transcon Developers Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) M/s **ARK REZA KABUL Architects Pvt. Ltd.** as Architect;
- (ii) M/s **JW CONSULTANTS LLP** as Structural Consultant
- (iii) M/s **ECON POLLUTION CONTROL CONSULTANTS** as MEP Consultant



(iv) Shri **Arjun Pradhan** as Site Supervisor

2. We 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 Consultants and the Schedule of items and quantity for the entire work as calculated by '**Cost X, Valuation, QS & Cost Management Consultancy**' quantity Surveyor* 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. 3,13,50,12,814/- (Rupees Three Hundred Thirteen Crore Fifty Lakhs Twelve Thousand Eight Hundred Fourteen Only)**, (Total of Table A and B). 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 Slum Rehabilitation Authority (SRA) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 77,03,33,444/- (Rupees Seventy Seven Crore Three Lakhs Thirty Three Thousand Four Hundred Forty Four Only)**, (Total of Table A and B). 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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Slum Rehabilitation Authority (SRA) is estimated at **Rs. 2,36,46,79,370/- (Rupees Two Hundred Thirty Six Crore Forty Six Lakhs Seventy Nine Thousand Three Hundred Seventy Only)**, (Total of Table A and B).
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 :



Table A

Building called 'Triumph Tower-1'

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 31/05/2017 date of Registration is	Rs. 2,83,44,92,239/-
2	Cost incurred as on 31/05/2017 (based on the Estimated cost)	Rs. 71,79,88,099/-
3	Work done in Percentage (as Percentage of the estimated cost)	25.33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,11,65,04,141/-
5	Cost Incurred on Additional /Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure A)	Rs.0.00 /-

Table B

For entire Registered Phase of the Real Estate Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31/05/2017 date of Registration is	Rs.30,05,20,574/-
2	Cost incurred as on 31/05/2017 (based on the Estimated cost)	Rs. 5,23,45,345/-
3	Work done in Percentage (as Percentage of the estimated cost)	17.42 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 24,81,75,229/-
5	Cost Incurred on Additional /Extra Items as on 31/05/2017 not included in the Estimated Cost (Annexure A)	Rs. 0.00 /-

Yours Faithfully



Mr. Salil V Pitkar, MRICS,FIIV.

MRICS 1288401

FIIV CAT – I – F - 4732



*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost

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

