



203, Irani Bldg., Sant Dnyaneshwar Marg,

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FORM - 2

ENGINEER'S CERTIFICATE

Date: 28/07/2017

To,
M/s. Cosmos Lifestyle,
Cosmos House, behind T.M.C office,
Sant Dnyaneshwar Road, Panchpakhadi,
Thane (W) - 400602.

Subject: Certificate of Cost Incurred for Development of "Cosmos Jewels" for Construction Work of Building No. 7 Ruby 1 - Floor 1A and Building No. 8 Ruby 2 - Floor 1A situated on the Plot bearing Survey no. 162/3, 163/9C, 10, S.No. 164/1 & 2, S.No. 165/1A, 2B, 3,4,5,6 & 7, S.No. 166/10C, 11C,12B,13A, 15C/1, 16B/1, 17 to 21, 23, 25Pt., 26A,27A, 28A, 30B,30D, 32A, 33 & 34 demarcated by its boundaries (latitude and longitude of the end points)

Latitude 19 15' 32.24" N Longitude 72 54'59.26"E to the North

Latitude 19 15' 30.08" N Longitude 72 58'1.24"E to the South

Latitude 19 15' 31.73" N Longitude 72 58' 1.91"E to the East

Latitude 19 15' 30.46" N Longitude 72 57'58.75"E to the West

By its boundaries to the North S.No. 166/16C, to the South S.No. 166/ 16H, to the East S.No. 166/19, to the West S.No. 166/21A & 21B of Division Kokan, Kavesar village, Thane taluka, Thane District, PIN 400615 admeasuring 610 sq.mts. Area being developed by Cosmos Lifestyles.

Sir,

I Ajay Mahale & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Building No. 7 - Ruby 1 - Floor 1A & Building 8 - Ruby 2 - Floor 1A situated on the plot bearing CTS No. Survey no. 162/3, 163/9C, 10, S.No. 164/1 & 2, S.No. 165/1A, 2B, 3,4,5,6 & 7, S.No. 166/10C, 11C,12B,13A, 15C/1, 16B/1, 17 to 21, 23, 25Pt., 26A,27A, 28A, 30B,30D, 32A, 33 & 34 of village Kavesar taluka Thane District Thane PIN 400615 admeasuring 610 Sq.mtrs. for 2 Wings (Building No. 7 - Ruby 1 - Floor 1A & Building 8 - Ruby 2 - Floor 1A) Area being developed by Cosmos Lifestyles.

Ajay Mahale



1. Following technical professionals are appointed by Cosmos Lifestyles:-

- (i) Smt Suvarna Ghosh as Architect ;
- (ii) Mr. Ajay Mahale as Structural Consultant
- (iii) M/s Electro Mech as MEP Consultant
- (iv) Mr. Balvinder Bajwa 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 Consultant and the Schedule of times and quantity for the entire work as calculated by Mr. Balwinder Bajwa - Site Supervisor 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 No. 7 Ruby 1 - Floor 1A of the aforesaid project under reference as Rs. 2,50,47,000/-. 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 Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,50,47,000/-. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Planning 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 Thane Municipal Corporation (planning Authority) is estimated at Rs. Nil/-.

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.

A Mahale



TABLE - A

Building bearing No. Building No. 7- Ruby 1- Floor 1A (to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building (s)/ wing as on 30/06/2017 date of Registration is	Rs 1,88,41,920/-
2	As on 30/06/2017 Cost incurred (based on the Estimated cost)	Rs 1,88,41,920/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs NIL
5	Cost Incurred on Additional / Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs ____ N.A. ____/-

A. Mahale



TABLE - B

(To be prepared for the 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 30/6/2017 date of Registration is	Rs 62,05,080/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs 62,05,080/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs NIL
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs _____ N.A _____/-

6. We estimate Total Estimated Cost of completion of the building No. 8 Ruby 2 - Floor 1A of the aforesaid project under reference as Rs. 2,50,47,000/-. 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 Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

7. The Estimated Cost Incurred till date is calculated at Rs. 2,50,47,000/-. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

8. The Planning 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 Thane Municipal Corporation (planning Authority) is estimated at Rs. Nil/-.

TABLE - A

Building bearing No. Building No. 8- Ruby 2- Floor 1A (to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building (s)/ wing as on 30/06/2017 date of Registration is	Rs 1,88,41,920/-
2	As on 30/06/2017 Cost incurred (based on the Estimated cost)	Rs 1,88,41,920/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs NIL
5	Cost Incurred on Additional / Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs ____ N.A. ____/-

A. Mahale



TABLE - B

(To be prepared for the 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 30/6/2017 date of Registration is	Rs 62,05,080/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs 62,05,080/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs NIL
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs ____ N.A ____/-

Yours Faithfully

[Signature]

Signature of Engineer

(Licence No. M- 147033-1)

