

TECHNO CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS – QUANTITY SURVEYORS

503, CITY TOWER, SHAIKH MISRI DARGAH ROAD, WADALA (E), MUM-37. Mob: 9821383539, E-mail : suhail_w_16@hotmail.com

Date : 29.07.2017

To,

Tigon Reality Private Limited

CTS No. 633, Trimurti Lane

Sion-Chunabhatti

Mumbai-400022

Subject : Certificate of Cost Incurred for Development of Indu Ganesh Heights, for construction of Building situated on CTS No. 633, Trimurti Lane, Sion Chunabhatti, Mumbai-400022 demarcated by its boundaries (latitude and longitude of the end points) CTS No. 454 and CTS No. 636 to the North, 634A and 634B to the South, Road to the East and CTS No. 457 to the West of Village-Kurla-III, Taluka Mumbai, District-Mumbai, PIN : 400 022 admeasuring 910.70 sq.mts. area being developed by Tigon Reality Private Limited

Sir,

I/We SUHEL MEHMOOD WAGHOO (TECHNO CONSULTANTS) have undertaken assignment of Certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Building situated on the plot bearing CTS No. 633, Trimurti Lane, Sion Chunabhatti of Village-Kurla-III, Taluka Mumbai, District-Mumbai, PIN : 400 022 admeasuring 910.70 sq.mts. area being developed by Tigon Reality Private Limited.

1. Following technical professionals are appointed by the Promoter (developer)

- (i) Shri Rashtrapal Jadhav as Architect
- (ii) Shri Bhushan Shanghavi as Structural Consultant
- (iii) Rachna consultants as MEP Consultants
- (iv) Shri Suhel Mehmod Wagho as Quantity Surveyor

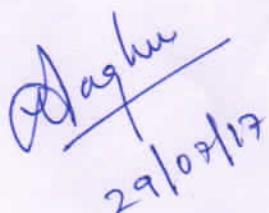
Waghoo
29/07/17

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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 and the Schedule of items and quantity for the entire work as calculated by Mr. Suhel Mehmood Waghoo (TECHNO CONSULTANTS) quantity Surveyor appointed by the 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 of the aforesaid project under reference as Rs. 8,51,33,680/- (Rupees Eight Crores Fifty One Lakhs Thirty Three Thousand Six Hundred Eighty only). 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated Cost incurred till date is calculated at Rs. 4,35,00,000/- (Rupees Four Crores and Thirty Five Lakhs only) 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 MCGM (planning authority) is estimated at Rs. 4,16,33,680/- (Rupees Four Crore Sixteen Lakhs Thirty Three Thousand Six Hundred and Eightyonly).
6. I certify that the Cost of 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


29/08/17

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TABLE A

One Number of Building called INDU GANESH HEIGHTS

Srl No.	Particulars	Amounts
1	Total Estimated cost of the building as on 25.07.2017	8,41,33,680/-
2	Cost incurred as on 25.07.2017 (based on Estimated Cost)	4,35,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	51.70%
4	Balance Cost to be incurred (Based on Estimated cost)	4,06,33,680/-
5	Cost incurred on Additional / Extra Items as on 25.07.2017.not included in the Estimated Cost (Annexure A)	N.A.

TABLE B

(to be prepared for the entire Registered phase of the Real Estate project)

Srl No.	Particulars	Amounts
1	Total Estimated cost of the Internal and ExternalDevelopment Works on amenities and Facilities in the layout as on 25.07.17	10,00,000
2	Cost incurred as on 25.07.2017 (based on Estimated Cost)	0.00
3	Work done in Percentage (As Percentage of the estimated cost)	0.00%
4	Balance Cost to be incurred (Based on Estimated cost)	10,00,000/-
5	Cost incurred on Additional / Extra Items as on 25.07.2017.not included in the Estimated Cost (Annexure A)	N.A.

Yours faithfully

For, **TECHNO CONSULTANTS**

(SUHEL MEHMOOD WAGHOO)

B.E. (CONSTRUCTION), Quantity surveyor,
LICENCE SURVEYOR NO. W/49/LS

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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 Annexure / additional Items executed with Cost (which were not part of the Total Cost).

N.A.

Suhail
29/07/17