



# INDRAJIT MAITRA ASSOCIATES

CONSULTING ENGINEERS • PROJECT MANAGERS • REGISTERED VALUERS

## Form R-2

[See Regulation 3(4)]

### CERTIFICATE BY ENGINEER

(To be uploaded by the Promoter on his webpage on the RERA website before withdrawal of money from separate account- Project wise)

To,  
The Cosmos Infra engineering India Pvt. Ltd.

**Subject: Certificate of Cost Incurred for Development of Cosmos Express99/ Cascade Gardens for Construction of Group Housing (s) of the (RERA Registration Number: GRG-PROJ-276-2019) situated at sector - 99 measuring 22128.211sq. mts. area**

Sir,

I/We, **Indrajit Maitra** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA-Haryana being Engineer of Cosmos Infra Engineering (India) Private Limited for construction of Group Housing (RERA Registration Number: **GRG-PROJ-276-2019**) situated at Sector-99, Gurugram, being developed by **Cosmos Infra Engineering (India) Private Limited** (Owner/Promoter)

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available for the project under reference by developer.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 128.0 Cr** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s).
3. The Estimated Cost incurred till date is calculated at **Rs. 90.0 Cr** The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from DTCP (Haryana planning Authority) is estimated at **Rs. 38.0 Cr**
5. I certify that the Cost of the Civil and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

INDRAJIT MAITRA  
FIE, FIV, Chartered Engineer.  
Approved Valuer  
Reg. No. - F-18961  
H-1455, Chittaranjan Park  
New Delhi-110 019


TABLE A  
Building bearing Number **TOWER- B,C,D,E & S.**

Sr No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building as on 14-10-2019 date of Registration is	<b>91 CR</b>
2	Cost incurred as on 30-06-2021 (based on the Estimated cost )	<b>85 CR</b>
3	Work done in Percentage (as Percentage of the estimated cost )	<b>93.4 %</b>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<b>6 CR</b>
5	Cost Incurred on Additional /Extra Items as on 30-06-2021 not included in the Estimated Cost (Annexure A)	

Total Expenditure on tower –B,C,D,E & S No-1 is Rs

TABLE B

Sr No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 14-10-2019 date of Registration is	<b>37 CR</b>
2	Cost incurred as on 30-06-2021 (based on the Estimated cost).	<b>5 CR</b>
3	Work done in Percentage (as Percentage of the estimated cost).	<b>13.5 %</b>
4	Balance Cost to be Incurred (Based on Estimated Cost).	<b>32 CR</b>
5	Cost Incurre on Additional Extra Items as d /	

  
**INDRAJIT MAITRA**  
 FIE. FIV, Chartered Engineer  
 Approved Valuer  
 Reg. No. - F-18961  
 H-1455, Chittaranjan Park  
 New Delhi-110 019

	30-06-2021 not included in the Estimated Cost (Annexure A).	
--	---	--

Total Expenditure of Table A & Table B is Rs **90 CR**  
 \_\_\_\_\_ of Total Expenditure is **70.3 %**

\* Note :

**INDRAJIT MAITRA**  
 FIE. FIV, Chartered Engineer  
 Approved Valuer  
 Reg. No. - F-18961  
 H-1455, Chittaranjan Park  
 New Delhi-110 019  
*Yours Faithfully,*  
 Signature of  
 Engineer. (Address.  
 .....)

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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. 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) (1) (2) (3)



INDRAJIT MAITRA  
FIE, FIV, Chartered Engineer  
Approved Valuer  
Reg. No. - F-18961  
H-1455, Chittaranjan Park  
New Delhi-110 019