

## ABHIJIT V. PHATARPEKAR

B.E. (Civil), M.I.E., Chartered Engineer (India)

Licensed Civil/ Chartered Engineer/Estimator

SEDC, PLOT NO 17-18, Dr. Ambedkar Road, Gorai-1, Borivali (W), Mumbai-92

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Ref: AVP/MAHARERA/API/01

Date: 01/06/2022.

To,

M/S, A.P.I. Square reality,

A\ 101 OSTWAL PERADISE BLDG. NO.8,

OPP.RELIANCE PETROL PUMP,

MIRA BHAYANDER ROAD,

MIRA ROAD (E).

SUB; Certificate of cost incurred for development project known as "Vasudev Heights"[MaHA RERA Registration Number applied for] situated on the plot bearing old survey No. 137, New Survey No.4, Hissa No.7 , Admeasuring 430sp. Mrs. old survey No. 137, New survey No. 4 Hiss No.8, Admeasuring 450sp. Mrs. Old survey No.72, New survey No.5, Hissa No.1, Admeasuring 1010sq. Mrs. Old survey No.137, New survey No.4, Hissa No. 5, Admeasuring 130.46sq. Mrs."Vasudev Heights" opp delta garden near tulasi bhakti vendanta swami marg, Mira road (E) Thane 401 107by M/S. A.P.I. Square Reality.

Sir,

M/S AVP. STRUCTRUCAL CONSULTENTS have undertaken assignment of certifying estimated cost for the subject real estate project proposed to be registered under MAHA RERA Being No. \_\_\_\_\_ known as "Vasudev Heights" [MAHA RERA Registration Number applied for] situated on the plot bearing old survey No. 137, New Survey No.4, HissaNo.7 , Admeasuring 430sp. Mrs. old survey No. 137, New survey No. 4 Hiss No.8, Admeasuring 450sp. Mrs. Old survey No.72, New survey No.5, Hissa No.1, Admeasuring 1010sq. mrs. Old survey No.137, New survey No.4, Hissa No. 5, Admeasuring 130.46sq. Mrs. "Vasudev Heights" opp delta garden near tulasi bhakti vendanta swami marg, Mira road (E) Thane 401 107 by M/S. A.P.I. Square Reality.

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1. Following technical professional are appointed by Owner\ promoter: -
  - (i) M/s Tej consultant as L. S. Architect.
  - (ii) M/s AVP Structural consultants.
  - (iii) M/s Narendra Pratap Gyanchand pal as quantity survey.
2. My client has estimated the cost of the completion to obtain occupation certificate/ completion certificate, of the civil, MEP and Allied works. Of the buildings of the project his estimated cost calculations are based on the drawings plans made available to us for the project under reference bt the developer and consultants and the schedule of iterns and quality for the entire work as calculated by Shri Narendra Pratap Gyanchand Pal surveyor appointed by developer and the assumption of the cost of material labour and other inputs made by developer and the site inspection carried out by us.
3. My client estimate total estimated cost of completion of the buildings of the aforesaid project under reference as Rs 32,67,20,000\ - ( 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 Mira Bhayandar Municipal corporation being the planning authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated bt my client at Rs 32,67,20,000/. The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.
5. The cost of completion of the civil, MEP and allied work of the buildings of the subject project to obtain occupation certificate / completion certificated from mirabhayandar municipal corporation planning authority is estimated by my client at Rs 32,67,20,000/ - ( Total of Table A and B).
6. I certify that cost as given by my client of the civil, MEP and akkiied work for the aforesaid project as completed on the date of this certificate is as given in table A and B below.

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Building known as "Vasudev Heights"

TABLE A

| SR. NO. | PARTICULARS                                                                                             | AMOUNTS        |
|---------|---------------------------------------------------------------------------------------------------------|----------------|
| 1       | Total estimated cost the building / wing as on 31-05-2022 date of requisition is                        | 30,67,20,000/- |
| 2       | Cost incurred as on 31-05-2022 ( based on the estimated cost)                                           | NIL            |
| 3       | Work done percentage (as percentage of the estimated cost)                                              | NIL            |
| 4       | Balance cost to be incurred ( based on estimated cost)                                                  | NIL            |
| 5       | Cost incurred on additional / extra items as on<br><br>not included in the estimated cost ( Annexure A) | NIL            |



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TABLE B

| SR. NO. | PARTICULARS                                                                                                                                                 | AMOUNTS     |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1       | Total estimated cost of the internal and external development work including arenites and facilities in the layout as on 31-05-2022 date of registration is | 20,00,000/- |
| 2       | Cost incurred as on 31-05-2022                                                                                                                              | NIL         |
| 3       | Work done percentage ( as percentage of the estimated cost                                                                                                  | NIL         |
| 4       | Balance cost to be incurred ( Based on estimated cost )                                                                                                     | NIL         |
| 5       | Cost incurred on additional / extra items as _____ on not included in the estimated cost ( Annexure A )                                                     | NIL         |

Yours Faithfully,

ABHIJIT VINOD  
PHATARPEKAR  
Digitally signed by  
ABHIJIT VINOD  
PHATARPEKAR  
Date: 2022.06.04  
12:15:15 +05'30'

**ABHIJIT V. PHATARPEKAR**  
(Chartered Structural Engineer)  
B.E. (CIVIL), M.I.E.  
M-144506-5

**Mr. Abhijit V. Phatarpekar**  
B.E. (Civil), M.I.E.,  
Chartered Civil/Structural Engineer  
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