

STRUCTURAL CONCEPT
Designs Private Limited

Date : July 24, 2017

Ref: 2017/SCDPL-1012/4296

FORM-2

ENGINEER'S CERTIFICATE

To

M/S. APEX REALTY

B/503, Prime Avenue,
57, SV Road, Vile Parle(West),
Mumbai 400056.

Subject: Certificate of Cost Incurred for Development of 1 (ONE) building having 1 (ONE) wing of the only phase of project called **APEX LANDMARK** its boundaries 18 52 0.52N – 72 57 58.62E, 18 52 1.08 N-72 57 59.75E, 18 51 59.46N-72 58 0.45E, 18 51 58.96N-72 57 59.24E, Navi Mumbai admeasuring 2100 sq. meters area being developed by **M/S APEX REALTY**.

Sir,

I **Mr. Raajesh K. Ladhav** of **STRUCTURAL CONCEPT DESIGNS PVT. LTD.** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 (ONE) building having 1 (ONE) wing of the only phase of project Called **APEX LANDMARK** situated on the Plot bearing NO. 01, Sector 53, Dronagiri, Navi Mumbai admeasuring 2100 sq. meters area being developed by **M/S APEX REALTY**.



File

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/S SOYUZ TALIB ARCHITECTS PVT LTD. as L.S. / Architect ;
 - (ii) Shri. Rajesh K. Ladhav of M/S STRUCTURAL CONCEPT DESIGNS PVT. LTD. as Structural Consultant
 - (iii) Mr. Bharat V Dhavé as Plumbing Consultant
 - (iv) M/s /Shri. Milan Bain as Quantity Surveyor *
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 **MR. MILAN BAIN** 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. 13,69,60,327/-** (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 **CIDCO** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 2,69,60,327/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from **CIDCO** (Planning Authority) is estimated at **Rs. 11,00,00,000/-** (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 :



Building called : "APEX LANDMARK"

TABLE A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 22/07/2017	Rs 12,94,60,327/-
2	Cost incurred as on 22/07/17 (based on the Estimated cost)	Rs. 2,69,60,327/-
3	Work done in Percentage (as Percentage of the estimated cost)	20.82 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 10,25,00,000/-
5	Cost Incurred on Additional /Extra Items as on 22/07/17 not included in the Estimated Cost (Annexure A)	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the project as on 22/07/17 date of Registration is	Rs. 75,00,000/-
2	Cost incurred as 22/07/17 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 75,00,000/-
5	Cost Incurred on Additional /Extra Items as on 22/07/17 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully


RAAJESH K. LADHAD
Consulting Structural Engineer
NMMC Reg. No.: NMMC/TPO/S.E./04
BMC Reg. No.: STR/L/15



* 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.

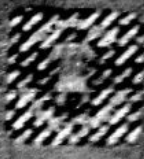
Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)



 भारत सरकार Government of India	
	राजेश खटाजी लड्डी Raajesh Khataji Ladhadi जन्म तारीख / DOB : 15/09/1989 पुरुष / Male
3679 5007 2238	
आधार - सामान्य माणसाचा अधिकार	
 भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA	
पत्ता: C/O, एमराल्ड बे, फ्लॅट नो. ए 1401, प्लॉट नो. 3/बी, नेरूल, पेट्रोल पंप जवळ, सेक्टर-14, नेरूल, नवी मुंबई, ठाणे, महाराष्ट्र - 400706	Address: C/O, Emerald Bay, Flat No. A 1401, Plot No. 3/b, Nerul, Near Petrol Pump, Sector-14, Nerul, Navi Mumbai, Thane, Maharashtra - 400706
3679 5007 2238	

Issued for RERA to APEX REALTY
(Plot no. 1, Sector 53, Dronagiri, Navi Mumbai)

राजस्व विभाग TREASURY DEPARTMENT		भारत सरकार GOVT OF INDIA
STRUCTURAL CONCEPT DESIGN PRIVATE LIMITED		
		
PROPOSAL NUMBER ANR/2018/...		

2018