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ENGINEER'S CERTIFICATE

To,
M/s. APlus Realty
Survey No. 22/1/A;22/3/B,
Golden Valley,
Sonivali,
Badlapur (W) – 421503.

Subject: Certificate of Cost Incurred for Development of A Plus Realty for Construction of Five Wing(s) of the Project Golden Velly[MahaRERA Registration Number yet to be Registered] situated on the Gut No-22, Hissa No-1,2&3 demarcated by its boundaries (latitude and longitude of the end points) Gut No.22/2/B (MIDC) to the North, Gut No. 22/1/B (Nilesh Shankar Bhoir) to the South, Gut No. 22/3/A (Malharivayringe & Other) to the East, Sonivali Village to the West of Division: Kokan, Village-Sonivali, Node. Badlapur, Taluka-Ambernath District-Thane PIN 421503 admeasuring 10,248.00sq.mts. area being developed by M/s. APlus Realty

Ref: Maha RERA Registration Number Yet to be Registered

Sir,

I Mr. Kantilal K Patel have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Seven Wings of the Project Golden Vellysituated on the Gut No-22, Hissa No-1,2&3 ofDivision: Kokan, Village-Sonivali, Node. Badlapur, Taluka- Ambernath District- Thane PIN 421503 admeasuring 10,248.00 sq.mts. area being developed by M/s. A Plus Realty

1. Following technical professionals are appointed by Promoter Firm :-

(i) Destination ;

(ii) KB CONSULTANTS, Mr. Kantilal K Patel as Structural Consultant/RCC Engineer

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the seven wings of the project Golden Velly. 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 _____ 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.



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3. We estimate Total Estimated Cost of completion of the seven wings of the aforesaid project under reference as Rs26,01,89,674 (Total of Table A+B+C+D+E+F+E+F+G). 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 seven wings from the Kulgoan-Badlapur Nagar Parisad being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.18,10,93,279 (Total of Table A+B+C+D+E+F+G+H). 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 seven wings of the subject project to obtain Occupation Certificate / Completion Certificate from Kulgoan-Badlapur Nagar Parisad is estimated at Rs7,90,96,395 (Total of Table A+B+C+D+E+F+G+H).

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,B,C,D,E,F,G and H below :

TABLE A
PROJECT-GOLDEN VELLY
A Wing (Total area in Sqmts :1662)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the A,B&C wings of the Project as on 30/06/2017 is	Rs. 1,96,61,460/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 98,30,730/-
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 98,30,730/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs.0 /-

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TABLE B
PROJECT-GOLDEN VELLY
B Wing (Total area in Sqmts : 1054)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the A,B&C wings of the Project as on 30/06/2017 is	Rs. 1,24,68,820/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 62,34,410/-
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 62,34,410/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs.0 /-

TABLE C
PROJECT-GOLDEN VELLY
C Wing (Total area in Sqmts :1736)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the A,B&C wings of the Project as on 30/06/2017 is	Rs. 2,05,36,880/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 1,02,68,440/-
3	Work done in Percentage (as Percentage of the estimated cost)	50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,02,68,440/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs.0 /-

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TABLE D
PROJECT-GOLDEN VELLY
D Wing (Total area in Sqmts :3663)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the D wing of the Project as on 30/06/2017 is	Rs. 4,33,46,032 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs.3,90,14,979/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 43,31,053/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017not included in the Estimated Cost (Annexure A)	Rs.0 /-

TABLE E
PROJECT-GOLDEN VELLY
E Wing (Total area in Sqmts :4203)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the E wing of the Project as on 30/06/2017 is	Rs. 4,97,21,452 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 3,97,72,460 /-
3	Work done in Percentage (as Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 99,48,992/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017not included in the Estimated Cost (Annexure A)	Rs.0 /-

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TABLE F
PROJECT-GOLDEN VELLY
F Wing (Total area in Sqmts :5913)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the F wing of the Project as on 30/06/2017 is	Rs. 6,99,50,790/-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs.4,19,72,840/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,79,77,950/-
5 Z	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs.0 /-

TABLE G
PROJECT-GOLDEN VELLY
G Wing (Total area in Sqmts :4790)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the G wing of the Project as on 30/06/2017 is	Rs. 5,66,65,700 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs. 3,39,99,420/-
3	Work done in Percentage (as Percentage of the estimated cost)	60%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,26,66,280/-
5	Cost Incurred on Additional /Extra Items as on 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs.0 /-

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TABLE H
(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 30/06/2017 is	Rs.75,00,000 /-
2	Cost incurred as on 30/06/2017 (based on the Estimated cost)	Rs.0 /-
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 30/06/2017 not included in the Estimated Cost (Annexure A)	Rs. 0/

Yours Faithfully

K. K. PATEL
B.E. CIVIL WJESignature of Engineer
(Licence No- 393- KDMC)*** 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.