



Apte Associates

(C.E.O.) - **Sunil Apte**

**CHARTERED ENGINEERS &
GOVT. APPROVED PROPERTY VALUERS**

B.Tech (Civil), IIT Mumbai, LL.B(Gen.),
Fellow (Gen. Insurance)
EA (Energy Auditor) (BEE)
Regn. No. CAT-I/607 of 2000-2001
Fellow: Institution of Valuers,
Chartered Engineer : M-1348269

Basement Nos. 16, 17 & 18, Mirza Nagar,
Opp. Railway Bridge, Virar (E),
Dist. Palghar - 401 305.
Mobile : 9049234222
Tel.Off.: (0250) 2521110 / 2522880 / 2521207
Tel/Fax: 2521110
Email : valuation@apteassociates.com
Website : www.apteassociates.com

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of
Money from Designated Account- Project wise)

Date : 14/07/2017

To,

M/s. Vinay Unique Developers,
4th floor, Saheb Building,
D. N. Road, Above Central Camera
Fort, Mumbai 400 001

Subject : Certificate of Cost Incurred for Development of **Vinay Unique Gardens**
for Construction of **Sector 2**, building **No. 11** wing **A, B, C, D & E** building **No. 12** wing **F, G,**
H, I & J of the

_____ Phase (MahaRERA Registration Number) situated on
the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. **S. No.**
96, H. No. 1, 2, 7a, 7b
demarcated by its boundaries (latitude and longitude of the end
points)
to the North : 19. 473217 N, 72.800702 E
to the South : 19. 472148 N, 72.800278 E
to the East : 19. 472583 N, 72. 799956 E
to the West : 19. 472618 N, 72. 801007 E
of Division _____ Village **Chikhal Dongare**
Taluka **Vasai** District **Palghar** PIN **401 303** admeasuring **9,856.94 sq.**
mt. area being developed by **M/s. Vinay Unique Developers**

Ref : MahaRERA Registration Number ---- **Yet to be registered**

Sir,

I/ We **Mr. Sunil Aniruddha Apte** have undertaken assignment of certifying Estimated Cost for the
Subject Real Estate Project proposed to be registered under MahaRERA, being **Sector 2**,





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building No. 11 wing A, B, C, D & E building No. 12 wing F, G, H, I & J
of the ----- Phase situated on the plot bearing C.N. No./CTS
No./Survey No./ Final Plot No. S. No. 96, H. No. 1, 2, 7a, 7b
of Division ----- Village Chikhal Dongare Taluka Vasai District Palghar PIN 401 303
Admeasuring 9,856.94 sq. mt. area being developed by M/s. Vinay Unique Developers

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) M/s /Shri/Smt **Ajay Wade & Associates** as L.S. / Architect ;
- (ii) M/s /Shri/Smt **J.W. Consultant** as Structural Consultant
- (iii) M/s /Shri/Smt **Global Engineering Services** as MEP Consultant
- (iv) M/s /Shri/Smt **Ranjan Sahu** 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 **Ranjan Sahu** 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. 1,21,48,76,384/-** (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 **VVMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,08,96,88,862/-** (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **VVMC** (planning Authority) is estimated at **Rs. 12,51,87,522/-** (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 :





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TABLE A

Building No. 11 wing bearing Number 'A, B, D & E' & Building No. 12 wing bearing Number 'F, G & H'
or called Vinay Unique Garden

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 14/07/2017 date of Registration is	Rs. 73,81,36,599/-
2	Cost incurred as on 14/07/2017 (based on the Estimated cost)	Rs. 70,12,29,769/-
3	Work done in Percentage (as Percentage of the estimated cost)	95%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,69,06,830/-
5	Cost Incurred on Additional /Extra Items as on 14/07/2017 not included in the Estimated Cost (Annexure A)	Rs. Nil





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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 14/07/2017 date of Registration is	Rs. 4,71,15,102/-
(1)	(2)	(3)
2	Cost incurred as on 14/07/2017 (based on the Estimated cost).	Rs. 4,47,59,347/-
3	Work done in Percentage (as Percentage of the estimated cost).	95%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 23,55,755/-
5	Cost Incurred on Additional /Extra Items as on 14/07/2017 not included in the Estimated Cost (Annexure A).	Rs. Nil



Yours Faithfully,

For Apte Associates

**Sunil Apte
Proprietor**

(Chartered Engineer)
(Licence No. M-134826-9)



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TABLE A

Building No. 11 Wing bearing Number 'C' & Building No. 12 /Wing bearing Number 'I & J' or
called **Vinay Unique Garden**

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on 14/07/2017 date of Registration is	Rs. 40,38,47,202/-
2	Cost incurred as on 14/07/2017 (based on the Estimated cost)	Rs. 32,30,77,761/-
3	Work done in Percentage (as Percentage of the estimated cost)	80%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,07,69,441/-
5	Cost Incurred on Additional /Extra Items as on 14/07/2017 not included in the Estimated Cost (Annexure A)	Rs. Nil





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TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 14/07/2017 date of Registration is	Rs. 2,57,77,481/-
2	Cost incurred as on 14/07/2017 (based on the Estimated cost).	Rs. 2,06,21,985/-
3	Work done in Percentage (as Percentage of the estimated cost).	80 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 51,55,496/-
5	Cost Incurred on Additional /Extra Items as on 14/07/2017 not included in the Estimated Cost (Annexure A).	Rs. Nil





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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 Extra/Additional Items executed with Cost

(which were not part of the original Estimate of Total Cost)

Nil





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IMPORTANT NOTES

- 1) In case of a project under construction, work done percentage (%) keeps on changing daily. We have physically inspected the building and visited a number of flats on a sample basis to assess internal work done. Our estimate of work done and estimate of cost to complete the project is based on our survey, along with information provided by builder's site representative, our knowledge of current rates of material and labour, our experience and judgement. Any variation in rates of materials and labour shall require a re-consideration of the estimate.
- 2) Emphasis of this report is on percentage (%) of progress rather than physical measurements, verifying whether the construction is as per approved drawings or not, legality of Title, specifications, checking of lines, levels, genuineness / validity of the documents provided. They are taken by us on the face value.
- 3) This estimate is prepared solely for certification required under MahaRERA act and for no other purpose. Especially, it is not to be used by any private or institutional lenders for releasing stage wise payments, etc.
- 4) We have no interest in the property surveyed.
- 5) This certificate is issued on actual inspection to the best of our knowledge and is without prejudice.

For Apte Associates


Sunil Apte
Proprietor



Building Name : Vinay Unique Gardens
Building No. 11 & 12, Wing: 'A to J'
Date : 14/07/2017



Building Name : Vinay Unique Gardens
Building No. 11 & 12, Wing: 'A to J'
Date : 14/07/2017

