

RANADE & ASSOCIATES

Consulting Engineers, Chartered Engineers, Valuers,

Empaneled by Various Banks, Insurance Cos., Income Tax

9, Nutan Co-op. Housing Soc., Behind Times Of India Bldg., Near Dr. Godbole's Hospital,
M.G. Road, Naupada, Thane - 400 602. Email: ranadeandassociates@gmail.com

Ph.: 2542 43 98
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FORM-2

Date: 14/10/2017

Ref. No.: 2017 1379_Vatika

To,
The Vijay Suraksha Realty LLP,
205, Marine Chambers, 43,
New Marine Lines, Churchgate, Mumbai - 400020.

Subject : Certificate of Cost Incurred for Development of "VIJAY VATIKA" Project for Construction of 1 no. of Building i.e. Building No. 05 of the RERA Phase (MahaRERA Registration Number is P51700005805) situated on the Plot bearing Survey no. 231 H.No.5 (pt) demarcated by its boundaries (latitude and longitude of the end points) 19°15'44.31"N 72°58'32.32"E to the North 19°15'43.35"N 72°58'32.55"E to the South 19°15'43.88"N 72°58'32.97"E to the East 19°15'43.80"N 72°58'31.99"E to the West of Division Konkan Village Kavesar, Sector - VI, G. B. Road Taluka Thane District Thane PIN 400607 admeasuring 1,720 sqmts. area being developed by M/s. Vijay Suraksha Realty LLP.

Ref: MahaRERA Registration Number is P51700005805

Sir,

I, Sanjay Ranade have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 no. of Building i.e. Building No. 05 (Stilt + 11 Floors) of the RERA Phase situated on the plot bearing Survey no. 231 H.No. 5 (pt) of Division Konkan village Kavesar, Sector - VI, G. B. Road Taluka Thane District Thane PIN 400607 admeasuring 1,720 sqmts. area being developed by M/s. Vijay Suraksha Realty LLP.

- Following technical professionals are appointed by Vijay Suraksha Realty LLP:
 - (a) M/s. Scapes Architects as Liaisoning Architect
 - (b) M/s. Dimensions Architects Pvt Ltd. as Design Architect
 - (ii) M/s. Epicons Consultant Pvt. Ltd. as Structural Consultant
 - (iii) Mr. Vishal Jadhav as Quantity Surveyor*.
- 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 Vishal Jadhav 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. **13.40 crore** (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 **Thane Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
 4. The Estimated Cost Incurred till date is calculated at Rs. **5.96 crore** (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 **Thane Municipal Corporation** (planning Authority) is estimated at Rs. **7.44 crore** (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:

TABLE A

VIJAY VATIKA - Building Number 05 (Stilt + 11 Floors)**Rs. in crores**

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing date of Registration is	11.02
2	Cost incurred as on 31.08.2017 (based on the Estimated cost)	5.55
3	Work done in Percentage (as Percentage of the estimated cost)	50.36 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	5.47
5	Cost Incurred on Additional Extra Items as on 31.08.2017 not included in the Estimated Cost (Annexure A)	0.00



TABLE B

Rs. in crores

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout date of Registration is	2.38
2	Cost incurred as on 31.08.2017 (based on the Estimated cost)	0.41
3	Work done in Percentage (as Percentage of the estimated cost)	17.23%
4	Balance Cost to be Incurred (Based on Estimated Cost).	1.97
5	Cost Incurred on Additional /Extra Items as on 31.08.2017 not included in the Estimated Cost (Annexure A).	0.00

Signature

Name in Block Letters

Designation

Address

Date

Place

Name and address of the Institution under which chartered

Ref. No. and date of

Corporate Membership



MR SANJAY S. RANADE

Partner - Ranade and Associates

Flat No 9, Nutan CHS Ltd.,

M.G.Road, Naupada Thane Pin : 400602

14 -October - 2017

Thane, State : Maharashtra Pin 400602

The Institution of Engineers (India)"

8 Gokhale Road, Calcutta - Pin 700 020

M.I.E. (M/120858 / 0).

18 - May - 1998