

**Where**  
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**Unique Constructions**

**ENGINEERS & CONTRACTORS**

AN ISO 9001:2015 CERTIFIED



**ENGINEERS LIKE  
TO SOLVE PROBLEMS**



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**CIVIL ENGINEERS & CONTRACTORS**

An ISO 9001:2008 certified company

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**Contact:**

9821096799 | 9930991890 | 9821377159

BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)  
CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.  
EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)

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DEAR SIR/MADAM,

WE WOULD LIKE TO INTRODUCED M/S. UNIQUE CONSTRUCTIONS (**NEWLY FORMED UNIQUE ACHIEVERS CONSTRUCTION PVT. LTD.**) A CIVIL ENGINEERS AND CONTRACTORS HAS BEEN ESTABLISHED ON YEAR 2000. TILL DATE WE CONSTRUCTED/ REPAIRED / RENOVATED / INTERIORIZED MORE THAN 350 MULTISTROEY/HIGHRISE BUILDING OF RESIDENCIAL /COMMERCIAL/ INDUSTIAL AND CORPORATE LEVEL IN MUMBAI/THANE/NAVI MUMBAI/KDMC/PUNE AND NAGPUR ZONE.

WE ARE REGISTERED WITH ISO-9001-2015, MSME, GST WITH ALL CERTIFICATES.

ALSO WE ARE ATHORISED AND SUPER PREMIUM APPLICATOR OF ALL LEADING PAINTS/POLYMERS/ MANUFACTURER COMPANYS.

- SILVER SPA OF ASIAN PAINTS, PREMIUM APPLICATOR OF DULUX & BIRLA OPUS, CLASS 3 APPLICATOR OF DR. FIXIT, PLATINUM APPLICATOR OF BERGER/JOTUN/NEROLAC PAINTS.
- POLYMER/CHEMICALS APPLICATOR: SIKA, FOSROC, BASF, SUNANADA, DR. FIXIT, KRISHNACHEM, PARMA, ROFF, PRESIGE SILICOPLAST, HI-TECH, CHOUGULE CHEMICALS.

APART FROM REPAIRED WE ARE ALSO INTO CONSTRUCTIONS OF BUNGLOWS, BUILDING CONSTRUCTIONS, PODIUM REPAIRS, CONCRETE ROAD, SWIMMING POOL REPAIRS.

WE HAVE REGISTERED OFFICE AT THANE NEAR RAYMOND COMPANY WITH 25 NOS OF STAFF/ENGINEERS/SAFETY OFFICER/ACCOUNT/BILLING AND OTHER WORKS.

THANKING YOU.

YOUR SINCIERLY.

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**BASIC PROFILE.**

1	<b>NAME OF COMPANY</b>	<b>M/s UNIQUE CONSTRUCTIONS (NEWLY FORMED UNIQUE ACHIEVERS CONSTRUCTION PVT. LTD.)</b>
2	ADDRESS	BASEMENT NO.1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, J.K. GRAM, THANE (W)-400606
3	PROPRIETOR/DIRECTOR	MR. BHASKAR E. LOHAKARE
4	QUALIFICATION	B. E. CIVIL ENGINEER (30 YRS. EXPERIENCE)
5	<b>BASIC INFORMATION</b>	
	BUSINESS TYPE	SERVICE PROVIDER
	YEAR OF ESTABLISHMENT	2000
	NATURE OF WORK	BUILDING MAINTENANCE/STRUCTURAL STRENGTHENING/ RCC EXTENSIONS/BUILDING CONSTRUCTIONS/ FAÇADE/ STAMP CONCRETING/PODIUM REPAIR/INTERIOR WORKS
	PROJECT CATEGORY	CORPORATE/COMMERCIAL/INDUSTRIAL/ RESIDENTIAL
	TECHNICAL ADVISER	MR. P.N. KUTTY CIVIL ENGG. 50 YRS EXPERIENCE IN CIVIL CONSTRUCTION FIELD.
6	<b>TEAM &amp; STAFF</b>	
	TOTAL NUMBER OF STAFF	20 PEOPLE
7	PAYMENT MODE	CHEQUE/DD/ONLINE
8	NAME OF BANKER	HDFC / TJSB / G.P. PARIK BANK.
9	CONTACT NUMBER	OFFICE NO.: 022-25450009/9838240012 MOB: 9821096799/9930991890/9821377159/9987903291
10	MAIL ID	uniqueconstructions2001@gmail.com <a href="mailto:uniqueachievers2001@gmail.com">uniqueachievers2001@gmail.com</a>
11	GST TIN NO.	27ACAPL0309H1Z2 / 27AAECU1425G1ZJ
12	CIN NO.	U43299MH2026PTC470533
13	PAN NO.	ACAPL0309H / AAECU1425G
14	TAN NO.	MUMU11566C
15	UDYAM REGISTRATIONNUMBER	UDYAM-MH-33-0779865

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16	ISO CERTIFICATE	4010/269876946/00/000
15	W.C INSURANCE POLICY NO. MUMBAI OF ICICI LOMBARD	4010/269876946/00/000
16	PUBLIC LIABILITY POLICY	4009/219874177/01/000
17	TURNOVER & EXPERIENCE	20CR. SHEET ATTACHED
18	LIST OF MACHINERY/WORK IN HAND	SHEET ATTACHED
19	AUTHORIZED APPLICATOR	ASIAN PAINTS/DULUX PAINTS/BIRLA OPUS/NEROLAC PAINTS/BERGER/DR. FIXIT/KRISHNA CONCHEM/CHOUGULE CHEM
20	OTHER CERTIFICATE	AN ISO 9001-2015 CERTIFIED COMPANY/MSME REGISTERED/GST

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SN.	Name of Staff	Qualification	Designation	Experience	
1	MR. P.N. KUTTY	CIVIL ENGG	TECH. ADVISER	50 YRS.	
2	MR. SURESH SHENOY	CIVIL ENGG	TECH. ADVISER	35 YRS.	
3	MR. BHASKAR LOHAKARE	B.E. CIVIL	DIRECTOR	30 YRS.	
4	MRS. SUJATA LOHAKARE	M.A.	DIRECTOR	10 YER.	
5	MR. B. A. GHUTUKADE	GRADUATE	COO (CHIEF OPERATING OFFCER)	25 YRS.	
6	MR. PRASSANNA GORE	B. COM	CMO (CHIEF MARKETING OFFCER)	20 YRS	
7	MRS. ASHWINI SHIRWALKAR	B. COM	HEAD OF DEPT	12 YRS.	
8	MR. SANTOSH GOSAVI	MECH ENGG	PROJECT ENGG.	15 YRS	
9	MR. AJIT RAUT	INTERIOR DESIGNING	INTERIOR HEAD	15 YRS	
10	MR. GIRISH DESALE	CIVIL ENGG	PROJECT ENGG.	12 YRS	
11	MR. VIKAS JADHAV	CIVIL ENGG	PROJECT ENGG.	12 YRS.	
12	MR. MITHUN AHIRE	GRADUATE	PROJECT INCHARGE	12 YRS.	
13	MR. ATISH ZALTE	GRADUATE	PROJECT INCHARGE	12 YRS.	
14	MR. AKSHAY SURYVANSHI	CIVIL ENGG	PROJECT ENGG.	10 YRS.	
15	MR. SACHIN GOSAVI	DRAFTING & SUPERVISION:		12 YRS.	
16	MS. MADHURI MAGAR	B. COM	PURCHASE	3 YRS	
17	MR. SAMEER KADAM	GRADUATE	PROJECT INCHARG.	5 YRS	
18	MS. ANJALI KANOJIYA	B. COM	ACCOUNT/BILLING	4 YRS	
19	MR. LOKESH WAGH	CIVIL ENGG	PROJECT ENGG.	5 YRS	
20	MR. TUSHAR GHAG	CIVIL ENGG	PROJECT ENGG.	5 YRS	
21	MR. HIRTIK KONDE	CIVIL ENGG	PROJECT ENGG.	5 YRS.	
22	MR. GEORGE SAWANT	GRADUATE	SUPERVISOR	3YRS	
23	MR. GOPAL RATHOD	10TH	SUPERVISOR	15 YRS.	

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**LIST OF MACHINERY**

SR.NO.	PARTICULARS	QTY	UNIT	REMARKS
1	BAMBOO	100000	NOS	
2	CONCRETE MIXER	2	NOS	
3	HELMET	300	NOS	
4	PROPS	250	NOS	
5	JET PRESSURE PUMP	10	NOS	
6	SAFETY NET	50	NOS	
7	GREEN JUTE NET	500	NOS	
8	GRINDER	30	NOS	
9	DRILL MACHINE	15	NOS	
10	CHISELS HAMMER MACHINE	15	NOS	
11	MS TREY	40	NOS	
12	MEASURING TAPE	30	NOS	
13	AIR BLOWER	20	NOS	
14	MEASURING CYLINDER FOR SILT CONTENT	2	NOS	
15	WATER PUMP	4	NOS	
16	WELDING MACHINE	2	NOS	
17	SAND WASHING M/C	1	NOS	
18	PRESSURE PUMP FOR GROUTING	3	NOS	

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**LABOUR STRENGTH**

SR.NO.	PARTICULARS	QTY	UNIT	REMARKS
1	MASON	150	NOS	
2	MALE COOLIE	400	NOS	
3	FEMALE COOLIE	50	NOS	
4	PAINTER	350	NOS	
5	SCAFFOLDER	100	NOS	
6	PLUMBER	30	NOS	
7	ELECTRICIAN	15	NOS	
8	POP	50	NOS	
9	ALUMINIUM WORKS	10	NOS	
10	FABRICATOR	10	NOS	
11	CARPENTER	50	NOS	
12	FITTER	20	NOS	

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**SERVICES.**

<b>CONSTRUCTIONS</b>	<b>BUILDERS / INSTITUTES / CORPORATE / INDUSTRIES</b>
<ul style="list-style-type: none"> <li>❖ BUILDING CONSTRUCTIONS</li> <li>❖ RCC FLOOR EXTENTIONS</li> <li>❖ BUNGLOW CONSTRUCTIONS</li> <li>❖ CHIRA STONE BUNGLOW / COMPOUND WALL / ROOMS</li> </ul>	<ul style="list-style-type: none"> <li>❖ VERIOUS CONSTRUCTIONS</li> <li>❖ REPAIR WORKS</li> <li>❖ INTERIORS</li> <li>❖ INFRA ROAD / SEWAGE LINE / STP / WATER TANK / DRAINAGE.</li> <li>❖ ROAD: CONCRETE / STAMP CONCRETE / TRIMIX</li> </ul>
<b>REPAIR/REHABILITATION</b>	<b>DEVELOPER/BUILDER</b>
<ul style="list-style-type: none"> <li>❖ STRUCTURAL STRENGTHNING BY PMM / JACKETING/ PLASTERING</li> <li>❖ WATERPROOFING</li> <li>❖ PLUMBING</li> <li>❖ ROOF SHED FABRICATION</li> <li>❖ PAINTING [EXTERNAL &amp; INTERNAL]</li> <li>❖ SWIMMING POOL REPAIR</li> </ul>	<ul style="list-style-type: none"> <li>❖ NEW BUILDING DEVELOPMENT / CONSTRUCTIONS</li> <li>❖ REDEVLOPMENT</li> </ul>

**OUR CLIENTS**

<ul style="list-style-type: none"> <li>❖ ASHAR BUILDER</li> <li>❖ GALA BUILDER</li> <li>❖ TATA LUMINO DETA CENTER AIROLI</li> <li>❖ INSTITUTE</li> </ul>	<ul style="list-style-type: none"> <li>➤ SIES COLLEGE MATUNGA/NERUL</li> <li>➤ AMBER INTERNATIONAL THANE</li> <li>➤ SIA- VANI VIDHYALAYA KALYAN</li> <li>➤ JAGDAMBA VIDHYALAYA AMRAVATI</li> <li>➤ ARUNODAYA SCHOOL THANE</li> <li>➤ JVM MEHATA COLLEGE AIROLI</li> <li>➤ GAYATRI VIDHYALAY KALYAN</li> <li>➤ GYAN NILAYAM NERUL</li> <li>➤ SHREE MAULI MANDAL SCHOOL THANE</li> <li>➤ MANJUNATH COLLEGE DOMBIVALI</li> <li>➤ NARAYANA SCHOOL THANE</li> </ul>
<ul style="list-style-type: none"> <li>❖ INDUSTRIES/COMMERCIAL COMPLEX</li> </ul>	<ul style="list-style-type: none"> <li>➤ LAXMI NARAYAN RESIDENCY</li> <li>➤ DHANLAXMI FABRIC PVT LTD. DOMBIVA</li> <li>➤ SACHIN INDUSTRIES</li> <li>➤ LAXMI INDUSTRIES</li> <li>➤ SHREE GANESH INDUSTRIES CHEMBUR</li> <li>➤ JANKALYAN SEWASHRAM PANVEL</li> <li>➤ KBC COMMERCIAL COMPLEX GHATKOPAR MUMBAI</li> </ul>
<ul style="list-style-type: none"> <li>❖ CO OPERATIVE SOCIETIES</li> </ul>	<ul style="list-style-type: none"> <li>➤ LAXMI NARAYAN RESIDENCY</li> <li>➤ KAVERI CHSL</li> <li>➤ PARADISE HEIGHTS</li> <li>➤ SHREE SAPTSHREE GREESHMA</li> <li>➤ CASTLE ROCK</li> <li>➤ MITTAL TOWER</li> <li>➤ LINDEN EDENWOOD</li> <li>➤ SAKET COMPLEX</li> </ul>


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**CERTIFICATES**




Government of India  
And  
Government of Maharashtra  
Form GST REG-25

Certificate of Provisional Registration

1.	GSTIN	27ACAPL0309H1Z2
2.	PAN	ACAPL0309H
3.	Legal Name	BHASKAR EKNATHRAO LOHAKARE
4.	Trade Name	UNIQUE CONSTRUCTIONS
5.	Registration Details under Existing Law	
	Act	Registration Number
(a)	TIN under Value Added Tax	27761021037V
(b)	Central Sales Tax Registration Number	27761021037C
(c)	Service Tax Registration Number	ACAPL0309HSD001
Date	28/06/2017	

This is a Certificate of Provisional Registration issued under the provisions of the Act.



# CERTIFICATE

This is to Certify that  
**Quality Management System**  
of  
**UNIQUE CONSTRUCTIONS**


**ADDRESS -1:** BASEMENT NO.1, SHANTI NIWAS CHS, OPP.- RAYMOND MAIN GATE, J.K.GRAM, THANE (W) - 400606 (MH) INDIA.  
**ADDRESS 2:** ROOM NO 19, ROW HOUSE NO 3, SHUBHAM VARTAK CHSL NEAR RAMDAS GARDEN VARTAK NAGAR THANE WEST, 400606, INDIA


has been independently assessed by DBS  
and is compliant with the requirement of:  
**ISO 9001:2015**  
For the following scope of activities:  
**PROVIDING SERVICES FOR STRUCTURAL RESTORATION,  
CIVIL ENGINEERING & CONTRACTORS FOR RESIDENTIAL &  
COMMERCIAL PROJECTS**


Certificate Number: Q-205024013101


Date of Certification:	31st January 2024
1 <sup>st</sup> Surveillance Audit Due:	30th January 2025
2 <sup>nd</sup> Surveillance Audit Due:	30th January 2026
Certificate Expiry:	30th January 2027

This Certificate is property of DBS Certifications and remains valid subject to satisfactory surveillance audits

  
Head of Certification







This Certificate is property of DBS Certifications Pvt. Ltd. and it remains valid subject to satisfactory surveillance audits.

**DBS CERTIFICATIONS PVT. LTD.**  
142, 11<sup>th</sup> Floor, Arvir Enclave, Paschim Vihar, Delhi-110063, (INDIA) info@dbscertification.com, www.dbscertification.com

APPRENTICES BY

**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**  
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### TDS Certificate

**NSDL e-Governance Infrastructure Limited**  
TDS e-Intermediary

Oct 19, 2019

Ref.No.:883030197382821171/TANNEW

TO,  
BHASKAR EKNATHRAO LOHAKARE  
FLAT NO. 2103  
REVIERA HILLS  
OLD MUMBAI PUNE ROAD  
PARSIK NAGAR, KALWA  
THANE-400605  
MAHARASHTRA  
TEL. NO. 91-9821096799

Sir/Madam,  
Sub : Allotment of Tax Deduction Account Number (TAN)  
as per the Income Tax Act,1961.

Kindly refer to your application (Form 49B) dated Oct 15, 2019 for the allotment of Tax Deduction Account Number. In this connection, the following TAN has been issued to you/your organisation:

**PNEB14300G**

Please quote the same in all TDS challans, TDS Certificates, TDS returns, Tax Collection at Source (TCS) returns as well as other documents pertaining to such transactions.

Quoting of TAN on all TDS returns and challans for payment of TDS is necessary to ensure credit of TDS paid by you and faster processing of TDS returns.

The above TAN should also be used as Tax Collections at Source Account Number under section 206CA.

Kindly note that it is mandatory to quote TAN while furnishing TDS returns, including e-TDS returns. e-TDS returns will not be accepted if TAN is not quoted.

This supersedes all the Tax Deduction / Collection Account Number, allotted to you earlier.

Income Tax Department

This is a computer-generated letter. Hence, signature is not required.

Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like user name, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails.

**QUALITY CARE SYSTEMS**  
EASY & FAST COST EFFECTIVE SERVICES

TO,  
M/S. UNIQUE CONSTRUCTIONS  
Thane, Maharashtra, India.

Date : 16/08/2016

Kind Attn: Bhaskar Lohakare / Prasanna Gore.

SUBJECT : Recommendation Letter for continuation / Issue of ISO 9001 :14001/ 18001 / 22000 Certification.

This is certify that the Certification / surveillance Audit of "M/S. UNIQUE CONSTRUCTIONS" Thane, Maharashtra, India.

Scope : Providing Services For Structural Restoration, Civil Engineering and Contractors for Residential and Commercial Projects.

The auditor has recommended your organization for the continuation / Issue of certification.

Your certificate no. 150316019112.

Issued dated : 16 - March - 2015, Valid upto 15 - March - 2018 is subject to the timely & successful completion of future surveillance Audits. ( Surveillance Audit 2 is due on 16 Feb 2017)

Please note : After timely & successful completion of any Audit, Initial / surveillance / the certificate remains valid until the next due date of the surveillance audit.

Thanks & regards  
Admin / Coordinator  
Quality Care International  
Authorized Signatory

MUMBAI | PUNE | JALGAON | NASHIK | NAGPUR | AURANGABAD | KOLHAPUR

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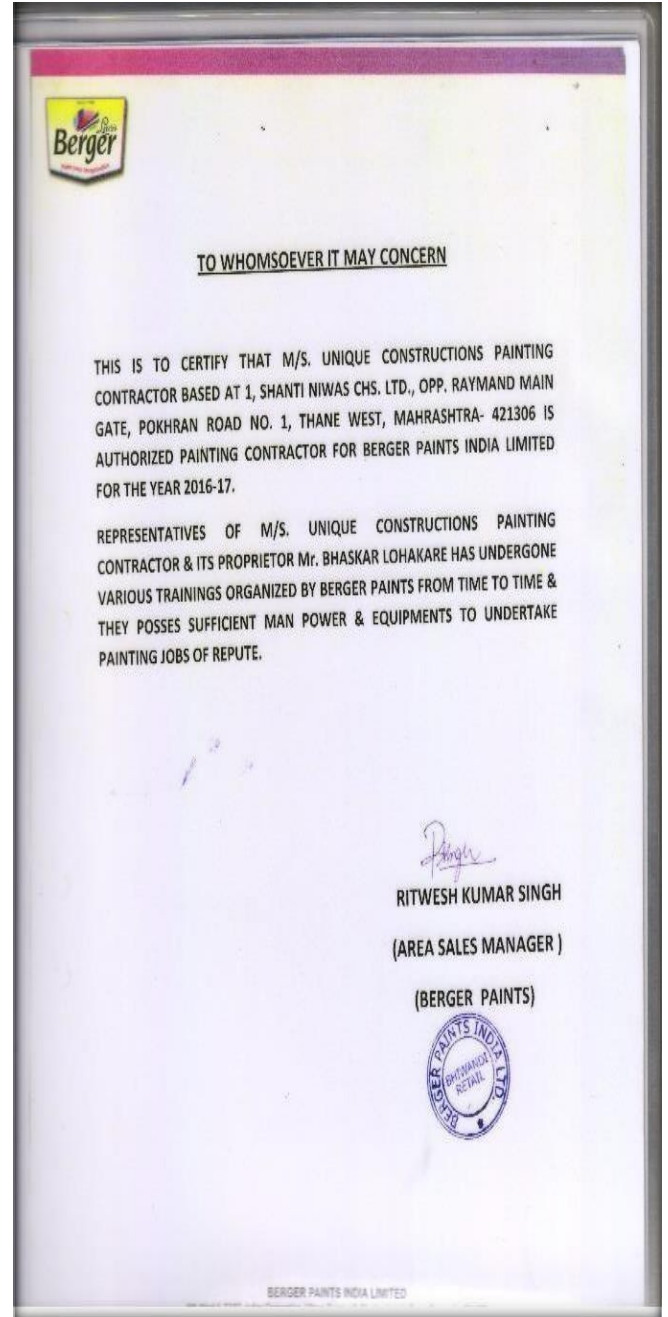
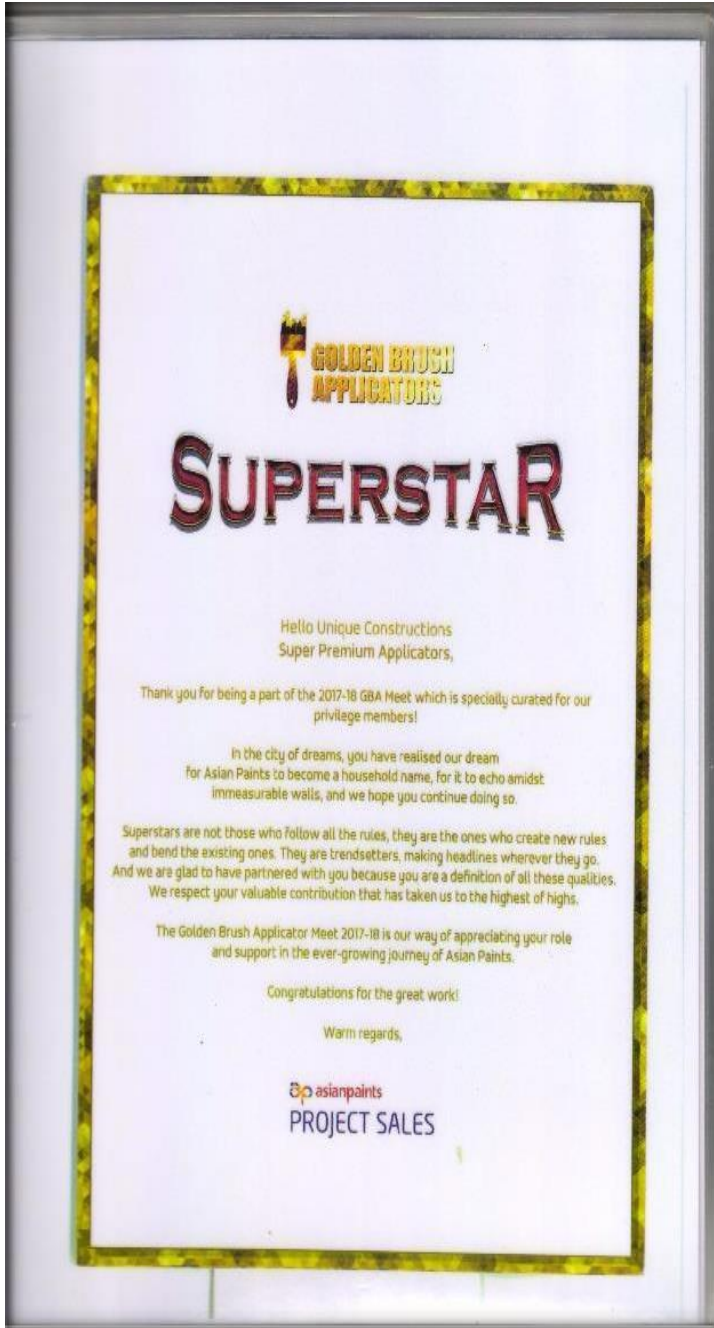


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*Applicator for Certificate*



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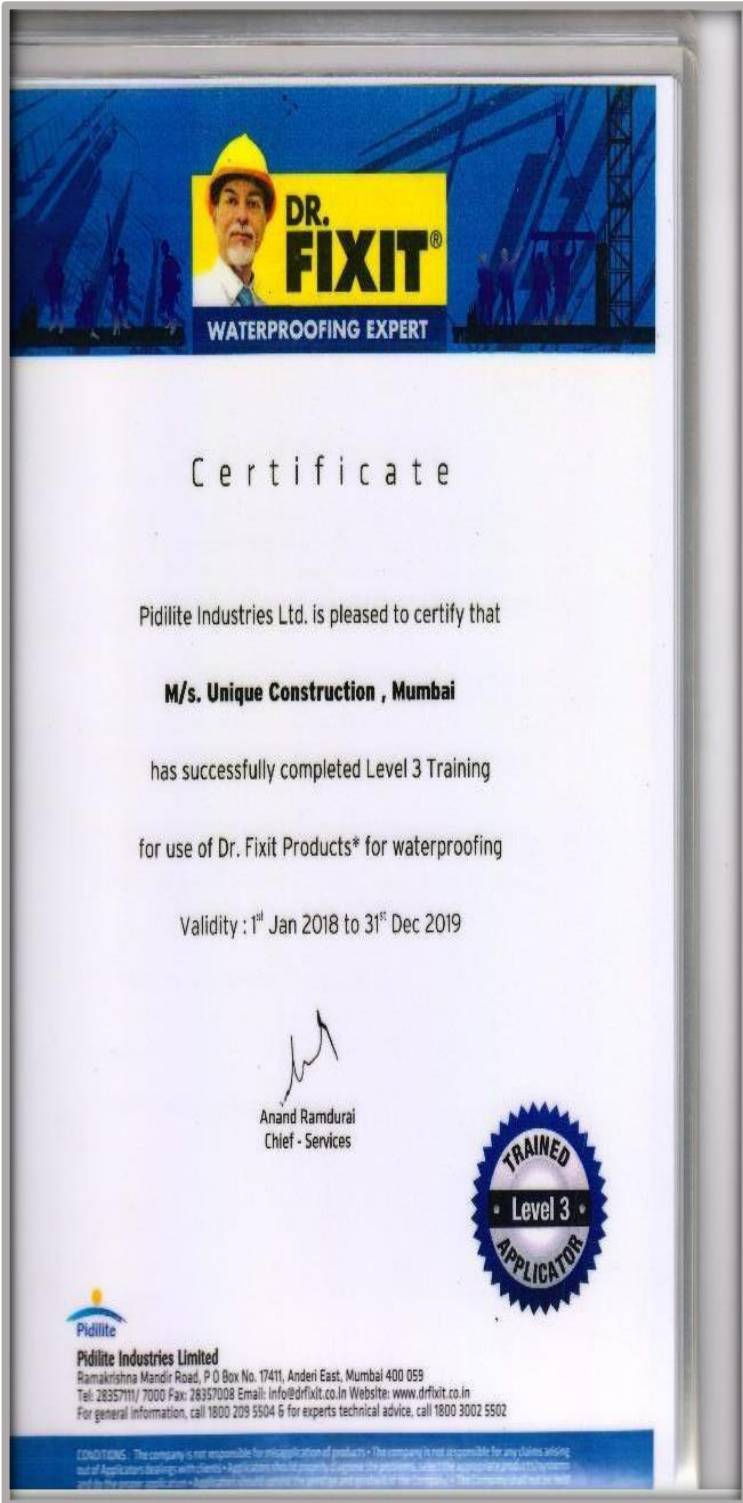
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Date. 02.07.2025

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that **Mr. BHASKAR LOHAKARE** are our approved painting contractors for the years 2025-26. They are well conversant with various paint application methods and products.

To the best of our knowledge **M/S UNIQUE CONSTRUCTIONS** have undertaken painting jobs of varied structure types and designs, buildings successfully completed them.

We are confident that a job entrusted to **M/S UNIQUE CONSTRUCTIONS** any of Nerolac products meant for Exterior and Interior and Protective Coatings, usage will be carried out to the satisfaction of their customers.

We wish them all the best for his endeavors.

Regards,

For **KANSAI NEROLAC PAINTS LIMITED**

Project Sales

**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)  
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# Where Performance Matters



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Date- 01-12-2025

### APPLICATOR LETTER

Dulux Authorized Applicator for External / Internal Paints & Waterproofing coating for financial Year 2025 - 26

Dear Sir / Ma'am,

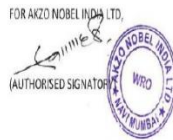
This is to certify that M/s. Unique Construction (Mr. Bhaskar Lohakare & Mr. Prasanna Gore) is one of our recommended Applicator for Dulux range of products registered with us as a Premium Platinum Applicator .

M/s. Unique Construction (Mr. Bhaskar Lohakare & Mr. Prasanna Gore) is one of our applicators delivering the best quality in application & Workmanship. They have used our products in various projects and AkzoNobel is satisfied with the quality of Application done.

All Commercial Transaction would be Between you M/s. Unique Construction. We AkzoNobel India Ltd ( Dulux Paint ) will not in part of any commercial Transactions. We will be only responsible for the quality of the material we Manufactured.

Best Regards

Devendra Shirodkar  
Area project Head  
Akzo Nobel India Ltd.  
WRO - Mumbai



AkzoNobel India Limited  
Thane Paints Works, Plot No 1/1, TTC Industrial Area, Thane-Belapur Road, Koper Khairne, Navi-Mumbai Maharashtra, India.  
www.akzonobel.co.in



Asian Paints Limited  
201, 210 Floor, J.K. Tower, A-Wing, CIS No. 281,  
Harivall Village, Coopers Gowdhill Mansion,  
Near Bee Depot, Palmjha Nagar Road,  
Vikhroli (East), Mumbai - 400 033.  
Tel: 022 6831 5700  
www.asianpaints.com

Date: 10<sup>th</sup> Dec 2025

### To Whomsoever It May Concern

**Subject:** Painting Applicator

Dear Sir,

We hereby confirm that **Unique Construction** has been executing projects using our products (as per the recommended application procedures). Overall workmanship and the quality of paint applications at various sites has been found to be satisfactory.

We appreciate the quality of work done by them & he is our **Blue Plus Applicator** of Asian Paints Ltd for the year 2025-2026.

Please note that this is for your information only and has been given in good faith. We would also like to mention that all the commercial transactions would be between you and Applicator, **M/s. Asian Paints Ltd.** shall not be involved in the same.

Regards,

For **ASIAN PAINTS LTD.**

Mr. **Devesh Khandelwal**



Area - Manager Project Sales

Corporate Identification Number (CIN) - L24220MH1945PLC004569  
For Shares related queries, email to [investorrelations@asianpaints.com](mailto:investorrelations@asianpaints.com)  
For Consumer queries/complaints/Dealership enquiries,  
email to [customerscare@asianpaints.com](mailto:customerscare@asianpaints.com)  
For HR related queries, email to [careers@asianpaints.com](mailto:careers@asianpaints.com)  
For Media related queries, email to [media@asianpaints.com](mailto:media@asianpaints.com)

Registered Office : Asian Paints Limited, 6A, Shantinagar, Santacruz (East), Mumbai - 400 035. Tel. : (022) 62181000

**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**  
**CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.**  
**EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)**



**FINANCIAL STATUS**


**Unique Constructions.**

Engineer & Contractor 022 25450009/9821096799

Sr No	Financial Year	Turnover (Rs- in Corores As Per Books)	Material Purchased Directly by the Client (Arranged By Unique) (Rs, in Corores)	Non GST Turn Over	Total Amount of Contract Turnover (Rs in Corores)
1	2021-22	1.91	1.5	3	6.41
2	2022-23	7.66	4	5	16.66
3	2023-24	6.77	4.25	4.5	15.52
4	2024-25	4.79	4.75	4	13.54
5	2025-26	6.29	5	6	17.29
		<b>27.42</b>	<b>19.5</b>	<b>22.5</b>	<b>69.42</b>



### WORK ORDERS

**Niharika Co-operative Housing Society Ltd.**  
(Regn. No. TNA/TNA/HSG/TC/23283/Year 2011 dated 30.08.2011)  
Survey No. 342, (Part), Opp. Lokpuram, Gladly Alwares Road, Thane (W) - 400 610

---

**WORK ORDER**

Ref: 2021-2022. Date: JANUARY 06, 2022.

To,  
M/s. Unique Constructions,  
Basement No. 1 Shanti Niwas CHSL,  
Opp. Raymond Main gate,  
Pokhran Road No.1, Thane (W) 400 606.  
Mob: 9821096799 Tel: 022 - 254 500 09  
Email - uniqueconstructions2001@gmail.com

Kind Attention: Shree. Bhaskar Lohkare.

Subject: Work order to M/s Unique Constructions for Podium level Waterproofing Work, Swimming pool waterproofing work, Drainage line work, Structural Repair work, Civil Work, Plumbing Work and Painting Work of the "Niharika Co - Op. Hsg. Soc. Ltd." Situated at Survey No. 342, (Part), Opp. Lokpuram, Gladly Alwares Road, Thane (W) - 400 610.


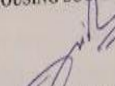
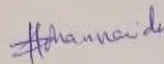
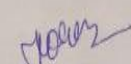
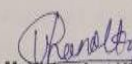
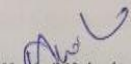
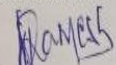

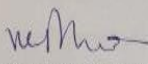



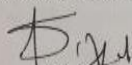
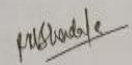
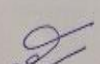
Reference: Revised quote submitted / accepted by you in the meeting held in the society on dated January 05, 2022 & Subsequently submitted final quotes for micro concreting & shabadi work.

Dear Sir,  
With reference to your revised bid submitted for Podium Level Waterproofing Work, Swimming pool waterproofing work, Drainage line work, Structural Repair work, Civil Work, Plumbing Work and Painting Work of our premises and subsequent discussion on technical capabilities & negotiations on the above subject, the Managing Committee, Sub - Committee and members of our society and Consultant of our society are pleased to accept your offer & hereby issue the work order for aforesaid works.

Page 1 of 11

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FOR NIHARIKA CO - OPERATIVE HOUSING SOG. LTD.

 1. Mr. Ashwin Shetty Hon. Chairman	 2. Mr. J. B. Singh Hon. Secretary
 3. Mr. Mohan Naidu. Joint. Secretary.	 4. Mr. Mohan Daswani. Treasurer.
 5. Mr. Vishwajeet Khanolkar. Joint Treasurer.	 6. Mr. Anil Kukreja Managing Committee Member.
 7. Mr. Ramesh Iyer. Managing Committee Member.	 8. Ms. Preeti Pradeep Managing Committee Member.
 9. Ms. Varsha Budjade. Managing Committee Member.	 10. Mr. Vijay Malthane. Managing Committee Member.
 11. Mr. Manoj Gupta. Managing Committee Member.	 12. Mr. Shashin Shah. Sub Committee Member.
 13. Mr. Shrikant Dighe. Sub Committee Member.	 14. Mr. Rajesh Badale. Sub Committee Member.
 15. J. Raman. Functional Director.	

Page 10 of 11

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**Where  
Performance  
Matters**

**Unique Constructions**

**ENGINEERS & CONTRACTORS**

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**LNR** **LAXMI NARAYAN RESIDENCY**  
**Co-Op. Housing Societies Federation Ltd.**

Reg. No. TNA(TNA)GNL(O)/1855/2016, Date : 22-02-2016

Survey No. 189/1/1(P), 190 (P), 191 (P), 192/1 (P), 193(1), 194/2, 201/1 (P), 202/5 (P) & 202/6,  
Unnati Garden III, Prabhakar Kunte Road, Opp. Maa Niketan, Pokharan Rd. No. 2, Thane (W), Tal. Dist. Thane.

Ref No. LOI / LNR Painting / 01 Date : 12/09/2021

To,  
M/s Unique Construction  
Basement no 1, Shanti Niwas C.H.S.,  
Opp Raymond Main Gate,  
J.K.Gram,  
Thane (W) - 400606

**Kind Attn: - Mr. BHASKAR EKNATH LOHAKARE**

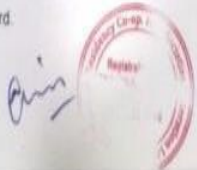
Sub: - Letter Of Intent for Repairs, Patch plaster, waterproofing, plumbing, painting and allied works at LNR (A, B,C,D,F,G&H) Federation , Devdaya Nagar, Thane-West

References:

1. NIT dated - 1<sup>st</sup> March 2021
2. Tender Document issue dated - 1<sup>st</sup> March 2021 to 13<sup>th</sup> March 2021
3. Your initial offer dated - 20<sup>th</sup> March 2021
4. Confirmation of Final offer dated - 26<sup>th</sup> August 2021

Dear Sir,

This is in reference with your confirmation of final offer for the aforesaid package & subsequent discussion had with you in this regard, we are pleased to let you know our intent to issue this Letter of Intent (LOI) for execution of **"Repairs, Patch plaster, waterproofing, plumbing, painting and allied works at LNR (A,B,C,D,F,G&H) Federation"** on item rate (Quantities Re-measurable basis) hereinafter referred to as "Project" that includes execution of exterior painting, terrace water proofing, structural/cracks repair works, treatment of expansion & construction joints as per approved methodology & Manufacturer's Guidelines and all other ancillary activities to complete the intended project as per mutually agreed terms & conditions between the parties i.e. Laxmi Narayan Residency CHS Federation Ltd & M/s Unique Construction hereinafter referred to as "LNR Federation" & "Contractor" respectively followed by 'Definitive Contract Agreement' to be signed between LNR Federation & Contractor and issue of work order to complete the process of award.




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No modification of this LOI or waiver of the terms and conditions hereof shall be binding upon either party, unless approved in writing by each of us. No failure or delay by either of us exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

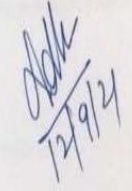
It is requested to acknowledge the terms and conditions of this LOI by countersigning as indicated herein below.

Thanking you.

For Laxmi Narayan Residency Co-op. Hsg Soc. Federation Ltd.,



Secretary / Chairman / Treasurer




**Where  
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Matters**



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**KAVERI CO-OP HSG. SOCIETY LTD.**  
Kamdhenu Complex, Hari Om Nagar, Mulund (E),  
Mumbai - 400 081. Off. No.: 022-25322960  
Email : kaveri.kamdhenu@gmail.com

---

Reg. No. MUM/WT/HSG/TC/9863/09-10

---

Ref. No. \_\_\_\_\_ Date : \_\_\_\_\_

To \_\_\_\_\_ Date: 22.04.2024

M/s UNIQUE CONSTRUCTIONS  
GST No.: 27ACAPL0309H122  
Address: Basement No.1, Shanti Niwas C.H.S.LTD., Main Gate,  
Pokhran Road. No.1, Thane (W), Maharashtra, Pin 400606  
Kind Attn.: Mr. Bhaskar Lohakare

**LETTER OF INTENT (LOI)**

Dear Sir / Madam,

This has reference to your original tender for repairs, waterproofing, painting & allied works to the building of KAVERI C.H.S. Ltd., Hari om Nagar, Mulund (East), District Mumbai, Maharashtra, Pin 400081 (Registration No. : MUM/WT/HSG/TC/9863/09-10) submitted by you on 19.01.2024 and final negotiated offer submitted by you on 28.01.2024

We are happy to inform you that as per the resolution passed in the Special Annual General Meeting of our society dt. 10.03.2024, the society has decided to award the said work to you.

The estimated value of the work based on current quantity estimates and rates finalised between you and the society for building repairs, waterproofing, painting of the building, etc. is Rs. 18107317=00 (Exclusive of GST) (Rs. One Crore Eighty-One Lakh Seven Thousand Three Hundred Seventeen Only IN WORD)


However, the contract is not a lumpsum contract but an item rate contract and you will be paid on the basis of actual work carried out by you (which may be higher or lower than the original estimated quantities) as per rates agreed between us (subject to quality & quantity verification and approval)

All other terms & conditions will be as mentioned in the original tender document.  
By virtue of this LOI cum Work Order you may start mobilizing your resources and start work at the site 7 days from the date agreed (1<sup>st</sup> Nov 2024) on issuance of LOI, under information to us and our consultant.

Please make sure that you have obtained required insurance policies, and other statutory compliances, as mentioned in the original tender document before actual start of the work at site. Please also submit activity bar chart & indemnity bond in favour of society before actual start of the work.


The contract document will be prepared after submission of all the requisite submissions from your side, viz; bar chart of activities, indemnity bond, insurance policies, etc.

With best wishes for smooth completion of the project, we remain,  
Yours faithfully,



For KAVERI CO-OP HSG SOCIETY LTD.

Treasurer Secretary Chairman



Kamdhenu Complex, Hari Om Nagar, Mulund (E),  
Mumbai - 400 081. Off. No.: 022-25322960  
Email : kaveri.kamdhenu@gmail.com

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Reg. No. MUM/WT/HSG/TC/9863/09-10

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Ref. No. \_\_\_\_\_ Date : \_\_\_\_\_

For KAVERI CO-OPERATIVE HOUSING SOCIETY LTD.

*S. H. D.*


Chairman

*M. Minikar*

Secretary

*P. L.*

Treasurer



Mr. Vashdev Dodeja *[Signature]*

Mr. Rinku Gandhi *[Signature]*


Mr. Rohit Rijhwani *[Signature]*

Mr. MVS Krishna *[Signature]*

Mrs. Jyoti Bolia *[Signature]*

Mr. Pushkar Phatak *[Signature]*

Mrs. Priyanka Tirkas *[Signature]*



**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**  
**CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.**  
**EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)**

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**WORK ORDER**

SIES/CAP/PUR/0240/22-23

10<sup>th</sup> February 2023



**Unique Constructions,**  
Basement No 1, Shanti Niwas Chs.,  
Opp Raymond Main Gate, J.K.Gram,  
Thane West-400606.  
Contact Person: Mr.Bhaskar Lohakare (98210 96799 )  
Email: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)  
GST No: 27ACAPLO309H1Z2 ; PAN No: ACAPLO309H1

Billing & Delivery address at:  
**South Indian Education Society,**  
Institute : **SIES College of Management Studies, Nerul**  
Sri Chandrasekarendra Saraswathy Vidyapuram,  
Plot No 1C, Sector 5, Nerul, Navi Mumbai 400706  
Contact Person: Mr Yogesh P ( 022 66196485)  
GST No: 27AAAAS6062R1ZV PAN No: AAAAS6062R

S. N	Work Scope	Quantities / Rates	Total Value ( INR )
	<b>External Repair Works at various Institute Buildings, Scope in brief includes:-</b> Plaster & RCC members Breaking, RCC beams & slabs repairs, Crack filling, Cement plaster , Window repairs, External Plumbing works at SIES , Nerul, Navi Mumbai as per Tender Document comprising of Conditions of contract & Bill of Quantities	As per BOQ	59,27,540
	Total value		<b>59,27,540</b>
	Add: GST 18%		10,66,957
	Total Project Value incl of taxes		<b>69,94,497</b>

**Total Value in words : Rupees Sixty Nine Lakhs Ninety Four Thousand and Four Ninety Seven only**

**Terms and Conditions:**

The job is to be executed at SIES , Nerul , Navi Mumbai.

2. Delivery Period: Project To be completed within Eight weeks.

3.The Site is to be cleaned properly of all dirt/dust/strains before handing over to us. Space for storage of materials and site office will be provide. Structures erected by you for this purpose at your own cost will be removed by you after completion of the Project.

4. The Project execution shall be strictly in compliance with the Tender Document comprising of Conditions of contract & Bill of Quantities. No changes shall be permitted to the designs-layout-specifications without pre-approval from us in writing. We would not make any payments for change in specification or extra work carried out without authorization.

5. You shall execute the Job complying with all Instructions, Terms & Conditions under supervision of our Architect Shri Vijay Palnikar. You shall co-ordinate and co-operate with all other agencies employed by us at Site and provide all assistance to the personnel.

THE SOUTH INDIAN EDUCATION SOCIETY  
SIES Chowk, K. A. Subramanian Road, Matunga, Mumbai-400 019.  
Tel: 2401 0051 / 2404 4242 • Fax: 2404 3232  
E-mail: [society@sies.edu.in](mailto:society@sies.edu.in) • [www.sies.edu.net](http://www.sies.edu.net)



**SAKET CO-OP. HSG. SOCIETY LTD.**

Registrations No. TNA/(TNA)/HSG./TC/10585/99 dated 07/09/99

Saket Road, Thane (W) 400 601. • Tel. : 022-35105972  
Mob.: 9372221505 • E-mail : [saket.chs@gmail.com](mailto:saket.chs@gmail.com)

Saket/Maj/Rep./Wo/226/24  
Dated: 04<sup>th</sup> January 2024

TO  
M/s Unique Constructions  
Basement No.1 Shanti Niwas CHS,  
Opp. Raymond Main Gate J.K. Gram  
Thane (W)

**Sub: WORK ORDER FOR CIVIL & STRUCTURAL REPAIRS AND PAINTING OF EXTERNAL FAÇADE AND WATER PROOFING OF TERRACES for Building B-3 & B-2 (Road Facing)**

This has reference to your discussions with our Repairs Committee members during these last weeks

This is further to our earlier work orders awarded to your company for carrying out repairs in our Saket Complex.

We're pleased to award new work order towards repairs + painting of external façade of B-3 & B-2 (Road Side) as well as water proofing of the terrace.

The terms and conditions for carrying out these repairs will be strictly as per the earlier work order Saket/Maj/Rep./Wo/ 05 /22 issued to you for carrying out similar work.

If you agree to the terms and conditions, you are requested to sign a duplicate copy in token thereof and return the same to us within 5 days of the receipt of the work order.

Thanking You,

Yours faithfully,

For Saket CHS Ltd.

V.G.Chary  
Hon.Chairman

Dilip Kankale  
Hon. Secretary



Received and accepted by M/s Unique Constructions (Proprietor)

**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**  
**CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.**  
**EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)**

## Where Performance Matters



# Unique Constructions

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### SHREE SAPTASHREE GREESHMA RESIDENCY - 1 CO-OPERATIVE HOUSING SOCIETY LIMITED

REG. NO. - TNA / (TNA) /HSG / (TC) / 3158 7/ 2019  
CITY SURVYE NO. 165 TO 190, OPP. GYANSADHANA SCHOOL, MENTAL HOSPITAL ROAD,  
NAUPADA, THANE - 400604

To, Dated 05 April 2023

M/s. Unique Constructions,  
Basement No.1, Shanti Niwas,  
Opp. Raymonds Gate, J. K. Gram,  
Thane West - 400606.  
Kind Attn: Mr. Bhaskar Jadhokare



Subject: Civil and Water Proofing along with other allied Works for Residential Building of Shree Saptashree Greeshma Residency-1 Co. op Housing Soc. Ltd.

Reference: Your tender submitted for the above subject works.

Dear Sir,

The Managing Committee on behalf of the residents / members of the Shree Saptashree Greeshma Residency-1 Co. op Housing Soc. Ltd. is pleased to accept your revised offer for the above work for Rs. 13,53,625/- (Rs. Thirteen Lakhs Fifty Three Thousand Six Hundred and Twenty Five Only.)

The Terms and conditions are as under:

1. GST shall be payable extra as applicable.
2. A copy of Technical Bid and Financial Bid (with accepted rates), enclosed along with this letter, together form a set of tender document and shall be deemed to be part of this contract agreement.
3. The entire work shall be carried out by you on basis of the specifications and drawings as set out in the technical and financial bid and as per the instructions given to you from time to time by our project management consultants, M/s. N.S. Structural Consultants and their authorized representatives.
4. All the materials required for the execution of work should be as per the description in bill of quantities, specifications and instructions given by the engineer/ consultants. These materials shall be procured by you at your own costs and its costs are deemed to be included in your quoted rates.

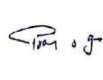
### SHREE SAPTASHREE GREESHMA RESIDENCY - 1 CO-OPERATIVE HOUSING SOCIETY LIMITED

REG. NO. - TNA / (TNA) /HSG / (TC) / 3158 7/ 2019  
CITY SURVYE NO. 165 TO 190, OPP. GYANSADHANA SCHOOL, MENTAL HOSPITAL ROAD,  
NAUPADA, THANE - 400604

5. As per the conditions of contract you are required to furnish a total Security Deposit of 7.5% of the value of work. EMD submitted by you shall be deposited by the society. The balance amount will be deducted from your running account bills @ 5 % (Five percent from each bill) until the required amount of security deposit is recovered.
6. This Contract is neither a fixed Lump sum Contract nor a Piece Work Contract but is a Contract to carry out the work in respect of the civil & water proofing repairs of the residential building and shall be paid for according to actual measured quantities at the rates contained in the Bill of Quantities (Financial Bid) and as per the conditions set forth in the tender document.
7. Time is the essence of this contract and you are now requested to commence the work immediately.
8. Tender document, financial Bid/ BOQ and this work order together will form a contract between us.
9. Before commencing the work, "Workmen Compensation Policy" by way of the insurance and "Contractors All risks Insurance" as described in the tender document, shall be obtained by you in the joint names of the Employer (Shree Saptashree Greeshma Residency-1 Co.op Housing Soc. Ltd.) and yourself. A copy of the certificate should be submitted to the Society.
10. Income Tax and surcharge as applicable will be deducted from the payments made to you as per the governing norms.
11. Receipt of this letter may please be acknowledged.

Yours Faithfully

  
Secretary

  
Treasurer

  
Chairman



Enclosed:

1. Technical Bid 2. Financial Bid

Cc: M/s N.S. Structural Consultants for information.

  
8/4/23

# Where Performance Matters



# Unique Constructions

ENGINEERS & CONTRACTORS

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W.O. No.75/MJT /2024-25  
MJT GSTIN -27AACTJ8995R1ZD

Date: 05<sup>th</sup> November 2024

To,  
**Unique constructions,**  
Basement No-1, Shanti Niwas Chsl,  
Opp. Raymond main gate,  
JK Gram, Pokhran Road No-2,  
Thane (W)-400604  
PAN NO:-ACAPL0309H  
GST NO : 27ACAPL0309HZ2  
Kind Attn.: Mr. Bhaskar E. Lohakare.

**Subject: Work Order towards Miscellaneous Civil Work For Existing building At Dharmveer Anand Dighe Cancer Hospital, Laxmi Nagar, Balkum pada, Majiwada, Thane (West).**

Dear Sir,

1. We are pleased to issue you this Work Order towards Miscellaneous Civil Work For Existing building At Dharmveer Anand Dighe Cancer Hospital, Laxmi Nagar, Balkum pada, Majiwada, Thane (West).
2. We M/s. Mahavir Jain Trust are herein referred as "MJT /Client" and you M/s. Unique constructions, a Contracting firm registered and carrying on a business of contractors will be referred as "Contractor/You/Yours".
3. Project Manager: The "Project Manager" shall mean the person appointed by MJT and designated or called as Project Manager or Engineer to look after the project or in the event of his / their ceasing to be the Project Manager or Engineer such other persons as the MJT shall nominate for the purpose.

Detailed Terms and Condition of Work Order are as described under:

**1.SCOPE OF WORK:**

1. Your scope of work as per "Schedule of Items",

**2. PAYMENT SCHEDULE:**

1. All bill to be submitted as follows:
  - a. Original Tax Invoice,
  - b. Abstract Sheet.

Regd. Off.: Dharmveer Anand Dighe Cancer Hospital, Majiwada, Thane West - 400608, Maharashtra.  
Info@mahavirjainhospital.com | www.mahavirjainhospital.com | 022-49621144 / 496211515

W.O. No.74A1/MJT /2024-25  
MJT GSTIN -27AACTJ8995R1ZD

Date: 15<sup>th</sup> March 2025

To,  
**Unique constructions,**  
Basement No-1, Shanti Niwas Chsl,  
Opp. Raymond main gate,  
JK Gram, Pokhran Road No-2,  
Thane (W)-400604  
PAN NO:-ACAPL0309H  
GST NO : 27ACAPL0309HZ2  
Kind Attn.: Mr. Bhaskar E. Lohakare.

**Subject: Amendment towards Additional Breaking Work & External Plaster (External Façade) For Existing building At Dharmveer Anand Dighe Cancer Hospital, Laxmi Nagar, Balkum pada, Majiwada, Thane (West).**

Dear Sir,

We refer to the discussion and negotiations held with you. We are pleased to place this Amendment towards Additional Breaking Work & External Plaster (External Façade) For Existing building At Dharmveer Anand Dighe Cancer Hospital, Laxmi Nagar, Balkum pada, Majiwada, Thane (West).

Detailed Terms and Condition of Work Order are as described under -

1. All terms and conditions remain same as per Original Work Order. W.O. No.74/MJT /2024-25. All other correspondence exchanged and discussion held prior to issue of this amendment of work order shall be deemed to have been unconditionally withdrawn from both the party.  
This amendment of work order along with its enclosures rate is being sent herewith in duplicate. You are requested to return one copy of the same duly signed and stamped as a token of your acceptance.

Regd. Off.: Dharmveer Anand Dighe Cancer Hospital, Majiwada, Thane West - 400608, Maharashtra.  
Info@mahavirjainhospital.com | www.mahavirjainhospital.com | 022-49621144 / 496211515

**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)  
CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.  
EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)**



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**WORK COMPLETION CERTIFICATES.**

**MITTAL PARK TOWER-1 Co-op. Housing Society Ltd.**  
 Regd. No. TNA (TNA) / HSG / (TC) / 22640 / 2010, Dated 24.12.2010  
 Raghunath Nagar, Mohanji Sunderji Road, Thane (W.) PIN - 400 604.

**Date: 15<sup>th</sup> JUNE, 2017**


**Work Completion Certificate**

We hereby certify that, the Structural repair, Plaster, Polymer & Painting work carried out by M/s Unique Constructions, for **Mittal Park Tower-1 Co-Op Housing Society Limited**, Raghunath Nagar, THANE (WEST) has been completed successfully as per the Tender specifications and instructions given by the consultant (Constrotech consultancy) as the Management consultant appointed for the same. We are fully satisfied with the work and here by confirm for the final payments as per agreed terms of contract and Guarantee / Warranty included in the Tender copy.

Value of work : 106 Lakh

For MITTAL PARK TOWER-1 Co.Op. HOUSING SOCIETY LIMITED

Secretary                      Chairman                      Treasurer



**SWASTIK RESIDENCY**  
 Phase-II C. H. S. Ltd.

**SWASTIK RESIDENCY PHASE - II C. H. S. LTD.**  
 REGISTRATION NO. TNA(TNA)/HSG/(TC)/17305/2006  
 Off. Ghodbunder Road, Behind Muchhala College, Kavesar, Thane (W) - 400 615.  
 Tel.: 022 2597 3619 E-mail : swastikresidencychs@rediffmail.com

**Date: 1<sup>st</sup> July 2017**


**Work Completion Certificate**

We hereby certify that, the Structural Repair, Plaster, Polymer & Painting Work Carried Out by M/s Unique Constructions, of **Swastik Residency Phase-II Co-Op Housing Society Limited**, Behind Muchhala Polytechnic, Kavesar, Ghodbunder Road, THANE (WEST) has been completed successfully as per the Tender specifications and instructions given by the Consultant (N.S. Structural Consultants) who is appointed as Project Consultant for the Same. We are fully satisfied with the work and we hereby confirm that the final payments shall be made as per agreed terms of Contract and Guarantee / Warranty included in the Tender copy.

Value of total work : Rs. 126 Lakh

For Swastik Residency Phase-II CHS Ltd

Secretary                      Chairman



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Structural Consultants **NS**

**TO WHOM-SO-EVER IT MAY CONCERN**

Work Progress Certificate

This is to certify that, as per the below details M/s Unique Constructions has been completed work successfully as per the Tender specification within the stipulated time.

Name of Site : Castle Rock Co. op. Hsg. Soc. Ltd. Hari Om Nagar, Mulund (E)

Nature of work : Structural Repairing, Plastering, Waterproofing & Painting.

Value of work : 90 Lakhs

Scope of Works with quantity :

STRUCTURE REPAIR				PLASTER	WATERPROOFING		PAINTING	
PMM	Micro concrete	Shear Connector	Reinf.	Ext Plaster	Inject Grout	Water proofing	External Paint	Int Paint
8000	8000	92	350	18000	150	8500	165000	32000
sft	kgs	nos	kgs	sft	nos	sft	sft	sft



*Nikhil Sheth*  
Nikhil Sheth

NS STRUCTURAL CONSULTANTS

22 AIT SHOPPING CENTRE, OLD MUMBAI - AGRA ROAD, THANE (W) - 400602. TEL: 022-25423086, 9619 25 2020  
Email: [nvk.sheth@gmail.com](mailto:nvk.sheth@gmail.com) [www.nsstructural.com](http://www.nsstructural.com)



**THE SOUTH INDIAN ASSOCIATION (REGD.)**

ESTD. 1928 ( Regn. No. F-25 / Thane / Dated 27-2-1954)

Regd. Office : Gr. Floor, Sri Vani Vidyashala High School, Opp. KDMC "B" Ward Office, Barave Road, Khadakpada, Kalyan (W) - 421301, Dist - Thane. Tel - 0251-2233815.  
E Mail : [southindianassociation@rediffmail.com](mailto:southindianassociation@rediffmail.com)

Date - 24<sup>th</sup> Dec 2024

Work Completion Certificate

We Here by Certified That, The 5<sup>th</sup> & 6<sup>th</sup> Floor Construction with Lock and Key as Per Tender Specification. & Other Work Carried Out by M/S Unique Constructions of The South Indian Association (Vani Vidyalyaya), Kalyan East. Has been Completed Successful as per the Quotation Specification & Instructions.

We are Fully Satisfy and here by the Confirm for the Final Payments as Per agreement terms of Contract and guarantee/ warrantee included in the Quotation Copy.

It Was a Pleasure Working for You. We Look Forward to Further Future Contracts with You.

Project Cost - 6.5 Cr.

For the South Indian Association

*S. Sheth*  
President



*S. Sheth*  
Secretary

Trustees of Sri Vani Vidyashala High School and New Sri Vani Vidyashala High School



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**LNR** **LAXMI NARAYAN RESIDENCY**  
Co-Op. Housing Societies Federation Ltd.

Reg. No. TNA/(TNA)GNLJ(O)/10855/2016, Date : 22-02-2016

Survey No. 189/1/1(P), 100 (P), 101 (P), 102/1 (P), 103/1, 104/2, 201/1 (P), 202/5 (P) & 202/8,  
Unnaif Garden III, Prabhakar Kunte Road, Opp. Mea Niketan, Pokhran Rd. No. 2, Thane (W), Tal. Dist. Thane

Date: 15th Oct 2023

**Work Completion Certificate**


This is to certify that M/s. Unique Constructions has been successfully completed work as per the Tender specifications and instructions and within the time. They carried out the job of the Structural Repair, Painting, Waterproofing and allied works with proper reporting, communication, supervision, and project chart & well executed with fully satisfied to us. We are fully satisfied and confirm the final payments as per the agreed terms of the contract and guarantees/warranties included in the tender copy.

It was a pleasure working for you. We look forward to further future contracts with you.

Value of Work - 5 Cr.

Thanking You

For Laxmi Narayan Residency Federation Chsl.



**SHREE SAPTASHREE GREESHMA RESIDENCY - 1 CO-OPERATIVE HOUSING SOCIETY LIMITED**

REG. NO. - TNA / (TNA) / HSG / (TC) / 3358 7/ 8010  
CITY SURVYE NO. 163 TO 106, OPP. GYANSADHANA SCHOOL, MENTAL HOSPITAL ROAD, NAUPADA, THANE - 400001

Date: 20 Nov 2024

**Work Completion Certificate**

This is to certify that M/s. Unique Constructions has been successfully completed work as per the Tender specifications and instructions and within the time. They carried out the job of the Structural Repair, Painting, Waterproofing and allied works with proper reporting, communication, supervision, and project chart & well executed with fully satisfied to us.

We are fully satisfied and confirm the final payments as per the agreed terms of the contract and guarantees/warranties included in the tender copy.

It was a pleasure working for you. We look forward to further future contracts with you.

Project Cost - 1.25 Cr.



Thank You

For Shree Saptashree Greeshma Residency -1 Co-Op Hsg Soc Ltd.

*Chairman*  
Chairman

*Secretary*  
Secretary

*Treasurer*  
Treasurer

BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)

CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.

EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)

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**SAKET CO-OP.HSG. SOCIETY LTD.**

Registration No. TNA/(TNA) HSG./TC /10585 / 99 dated 07/09/99

Saket Complex, Thane (W) 400 601. Tel. : 022-536 9584  
E-mail : saket.chs@gmail.com

Ref: Saket/Off- 208/21  
2<sup>nd</sup> August, 2021

**To Whomsoever It May Concern**

This is to state that M/s. Unique Construction, Thane (Proprietor: Mr. Bhaskar Lohakare) have been engaged by us since 2018 for executing various repair projects in our society.

They have executed projects totalling approx Rs. 3.25 crores towards structural repairs and painting of critical structures like overhead water tanks, ducts etc.

With regard to their technical capability, we must state that M/s. Unique Construction have been executing their work with due diligence and expertise.

Thanking you,  
For Saket CHS Ltd.

Shasi Nair  
Hon. Secretary



**KAVERI CO-OP HSG. SOCIETY LTD.**

Kamdhenu Complex, Hari Om Nagar, Mulund (E),  
Mumbai - 400 081. Off. No.: 022-25322860  
Email : kaveri.kamdhenu@gmail.com

Reg. No. MUMWTHSG/TC/9863/09-10

20th Aug 2025

**Work Completion Certificate**

This is to certify that M/s. Unique Constructions has been successfully completed work as per the Tender specifications and instructions and within the time. They carried out the job of the Structural Repair, Painting, Waterproofing and allied works with proper reporting, communication, supervision, and project chart & well executed with fully satisfied to us.

We are fully satisfied and confirm the final payments as per the agreed terms of the contract and guarantees/warranties included in the tender copy.

It was a pleasure working for you. We look forward to further future contracts with you.

Project Cost - 2.2 Cr.



Thanking You

Chairman

Secretary

Treasurer

BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)

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**Niharika Co-operative Housing Society Ltd.**

(Regn. No. TNA/TNA/HSG/(TC)/23283/Year 2011 dated 30.08.2011)

Survey No. 342, (Part), Opp. Lokpuram, Gladly Alwares Road, Thane (W) - 400 610.

Date: - 23th Dec 2023

**Work Completion Certificate.**

This is to certify that M/S Unique Constructions has successfully completed the work/project titled "Waterproofing, Painting, Drainage Line Work, Swimming Pool Waterproofing, Plumbing & Structural Work for residential building of Niharika Co - Op Hsg Soc Ltd."

The work was carried out during the period from 09<sup>th</sup> Jan 2021 Dec to 23<sup>rd</sup> Dec 2023 and has been completed satisfactorily according to the required standards and specifications.

We appreciate the effort and professionalism shown during the completion of this work.

This certificate is issued upon request for record and reference purposes.

Cost of Work - 1 Cr.

Thanking You,

FOR NIHARIKA CO-OP HOUSING SOCIETY LIMITED.

Chairman

Secretary

Treasurer



**SHARDA EDUCATION SOCIETY**

Registration No. F - 416, Thane

Raghunath Nagar, Next to Mittal Park, Tin Hat Naka, Thane (W). -400604  
Tel. : 25825895 / 25825848

18<sup>th</sup> Feb 2024.

**Work Completion Certificate**

This is to certify that M/s. Unique Constructions has been successfully completed work as per the Tender specifications and instructions and within the time. They carried out the job of the Structural Repair, Painting, Waterproofing and allied works with proper reporting, communication, supervision, and project chart & well executed with fully satisfied to us.

We are fully satisfied and confirm the final payments as per the agreed terms of the contract and guarantees/warranties included in the tender copy.

It was a pleasure working for you. We look forward to further future contracts with you.

Project Cost - 25 Lakh



Authorized Signatory  
Note: If material found defective will be return back at your own cost.

Prepared By

Checked By

Accepted By

BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)

CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.

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**SITE LIST**

SN	NAME OF PROJECTS	ADDRESS	NATURE OF WORKS	FLOOR	COST	YEAR	CONTACT PERSON
<b>A RESIDENCIAL REPAIR PROJECTS (STRUCTURAL REPAIR &amp; PAINTING WORKS)</b>							
1	SWASTIK RESIDENCY PHASE-2 CHSL	KAVESAR THANE	STRUCTURAL & PAINTING	7 FLOORS (9 BLDG)	150 Lakh	2015	Mr. SHETTY Sir 9322517564
2	MITTAL PARK TOWER-1 CHSL	RAGHUNATH NAGAR THANE	STRUCTURAL & PAINTING	20 FLOORS + PODIUM	106 Lakh	2016	Mr. DHUME 9619418425
3	SAKET COMPLES CHSL	SAKET ROAD THANE	STRUCTURAL & PAINTING	7 FLOORS (24 BLDG)	600 Lakh	2017-23	Mr. SHASHI NAIR 7702059000
4	NIHARIKA CHSL	VASANT VIHAR THANE	PODIUM, SWIMMING POOL	20 Floor	100 Lakh	2022	Mr SINGH 9768003060
6	SHREE SAPTSHREE CHSL. (26 Floor)	MENTAL HOSPITAL ROAD THANE W	STRUCTURAL & PAINTING	26 FLOORS + PODIUM	185 Lakh	2023	Mr. WAVAL 9920782244
8	LAXMI NARAYAN RESIDENCY CHSL	DEVDAYA NAGAR THANE WEST	STRUCTURAL & PAINTING	22 FLOORS (8 BLDG)	550 Lakh	2022-23	Mr. GOSAVI 9930454594
9	PARADISE HEIGHTS CHSL	STATION ROAD THANE	STRUCTURAL & PAINTING	17 FLOOR BLDG	200 Lakh	2022	Mr. SIKARIYA Sir
10	CASTLE ROCK CHSL	HARI OM NAGAR MULUND EAST	STRUCTURAL & PAINTING	13 FLOORS (2 BLDG)	150 Lakh	2020	Mr. SUBRAMANYAM 9819881677
11	PHOENEX HOUSE CHSL	NEAR RAVINDRA NATYA PRABHADEVI	STRUCTURAL & PAINTING	7 FLOOR BLDG	50 Lakh	2023	Mr. PATIL 9545103975
12	KAVERI CHSL (28 Floor)	HARI OM NAGAR MULUND EAST	STRUCTURAL & PAINTING	28 FLOORS (2 BLDG)	225 Lakh	2025	Mr NIMONKR 9004061588
<b>B COMMERCIAL REPAIR PROJECTS (STRUCTURAL REPAIR &amp; PAINTING WORKS)</b>							
<b>SCHOOL/COLLEGES</b>							
13	JVM MEHATA COLLEGE	SECTOR-15	STRUCTURAL & PAINTING	250000 Sqft	90 Lakh	2017	Mr. Hegde 9869007333
14	SIES COLLEGE	MATUNGA/KURLA/ SION/NERUL	STRUCTURAL & PAINTING	70000 Sqft	125 Lakh	2017/18	Mr. Falnikar 9323751843
15	SHREE VANI VIDHYALAYA	KHADAKPADA KALYAN	STRUCTURAL & PAINTING	25000 Built Up Area	150 Lakh	2022	Mr. Shreedhar 9833267666
16	GAYATRI SCHOOL	KOLSEWADI KALYAN	STRUCTURAL & PAINTING		75 Lakh	2019	Mr. Mhatre Sir - 9768509797
17	ARUNODAYA PUBLIC SCHOOL	KASARVADAVALI THANE	STRUCTURAL & PAINTING	60000 Sqft	50 Lakh	2016	Mr. Anik Choudhary 9820220974
18	JAGDAMBA HIGH SCHOOL	ACHALPUR AMRAVATI	STRUCTURAL & PAINTING		55 Lakh	2021	Mr. Nandanwar 9004414405
19	SIA VANI VIDHYALAYA	RAHEJA KALYAN	STRUCTURAL & PAINTING		25 Lakh	2022	Mr. Shreedhar 9833267666
20	MANJUNATH COLLEGE	GOPAL NAGAR DOMBIVALI	STRUCTURAL & PAINTING	45000 Sqft	20 Lakh	2023	Mr. Sukumar 9820296840
21	MANJUNATH SCHOOL	Gopal Nagar, R.B Road, Dombivali W	STRUCTURAL & PAINTING	35000 Sqft	20 Lakh	2023	Mr. Sukumar 9820296840

BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)

CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.

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22	AMBER INTERNATION SCHOOL(Sharda Educ)	DHOKALI THANE	STRUCTURAL & PAINTING	63000 Sqft	70 Lakh	2023	Mr. Vijay Patil 9818124454
23	NARAYANA E SCHOOL	DHOKALI THANE	STRUCTURAL & PAINTING			2023	Mr. Avinash
<b>INDUSTRIAL/COMMERCIAL/CORPORATE REPAIR/CONSTRUCTION PROJECTS</b>							
24	ANAND DHIGHE CANCER HOSPITAL	SAKET ROAD BALKUM THANE	STRUCTURAL & CONSTRUCTION WORKS	90000 Sqft	200 Lakh	2024	
25	KBC COMMERCIAL COMPLEX	GHATKOPAR	STRUCTURAL & PAINTING	100000 Sqft	100 Lakh		Mr. PRADHAN 9820035787
26	RAHEJA GARDEN CLUB HOUSE	TEEN HATH NAKA THANE	STRUCTURAL & PAINTING		45 Lakh		
27	SACHIN INDUSTRIES	KHOPAT THANE	STRUCTURAL & PAINTING				
28	LAXMI INDUSTRIES	THANE	STRUCTURAL & PAINTING				
29	JANKALYAN SEWASRAM	PANVEL	STRUCTURAL & PAINTING				
<b>CONSTRUCTIONS WORKS</b>							
30	SHIVAM SOCIETY	SECTOR 19A KOPARKHARNE	RCC STRUCTURE BUILDING	15000 Built Up Area	90 Lakh	2005	
31	ALFATECH ENGINEERS	UPVAN THANE	RCC STRUCTURE OFFICES		300 Lakh	2016	MR. RATHOD
32	KADAM FORM HOUSE	MURBAD	RCC STRUCTURE BUNGLOWS		200 Lakh	2019	MR. KADAM
33	JAGDAMBA HIGH SCHOOL	ACHALPUR AMARAVTI	RCC STRUCTURE CONF ROOM & OTHERS	50000 Built Up Area	400 Lakh	2021	MR. GAWANDE
34	SHREE VANI VIDHYALAYA	KHADAKPADA KALYAN	RCC STRUCTURE BUILDING EXTENTION	25000 Built Up Area	700 Lakh	2022	Mr. SHREEDHAR 9833267666
35	PUNDLIC VARDHA APRTM	SECTOR 21 GHANSOLI	RCC STRUCTURE BUILDING	9000 Built Up Area	450 Lakh	2023	
36	JAI MALHAR APRTM.	SECTOR 16 GHANSOLI	RCC STRUCTURE BUILDING	12000 Built Up Area	600 Lakh	2023	
<b>INTERIOR WORKS.</b>							
37	ARUNODAYA PUBLIC SCHOOL	KASARVADAVALI THANE	SCHOOL INTERIOR WORKS	20000 SQFT	45 Lakh	2016	Mr. ANIK CHOUDHARY 9820220974
38	RAHEJA GARDEN CLUB HOUSE	TEEN HATH NAKA THANE	CLUB INTERIOR WORKS	16000 SQFT	50 Lakh	2016	MR. KADAM
39	GYAN NILAYAM NERUL	NERUL	1ST FLOOR RESIDENT ROOMS	2000 SQFT	125 Lakh	2024	Mrs. PRERNA ARCHIECH
40	SYMATIC ENGINRRING	MAHAPE	IND. INTERIOR WORKS	10000 SQFT	170 Lakh	2025	MISS. NIKITA ARCHIECH

BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)

CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.

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**RESIDENCIAL REPAIR WORKS PHOTOS.**

**MITTAL PARK TOWER-1 CHSL. RAGHUNATH NAGAR, THANE(W) (PODIUM+STILT+20 FLOOR)**



**HIGHLAND GARDEN D1/D2/D3 DHOKALI THANE. (STILT +17 FLOOR X 3 WINGS).**



**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**

**CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.**

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**VASANT FIONA CHSL THANE WEST**



**PARADISE HEIGHTS CHSL. STATION RAOD, THANE(W) (G+STILT+17 FLOOR)**



**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**

**CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.**

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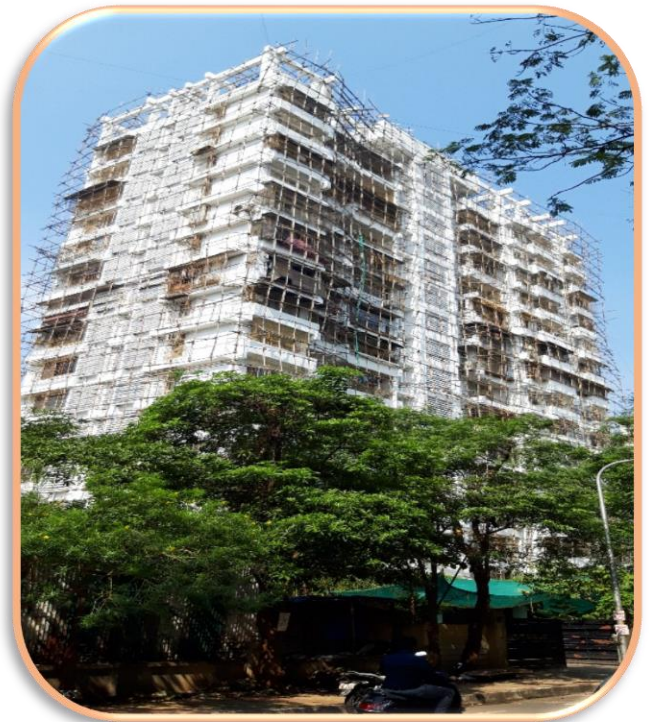
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# Unique Constructions

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**CASTLE ROCK CHSL. MULUND EAST (STILT + 13 FLOOR)**



**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**

**CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.**

**EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)**

**Where**  
**Performance**  
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# Unique Constructions

**ENGINEERS & CONTRACTORS**

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**THE SAPTSHREE GRISHMA CHSL. MENTAL HOSPITAL ROAD THANE(W) (PODIUM + 26 FLOOR)**



**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**

**CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.**

**EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)**



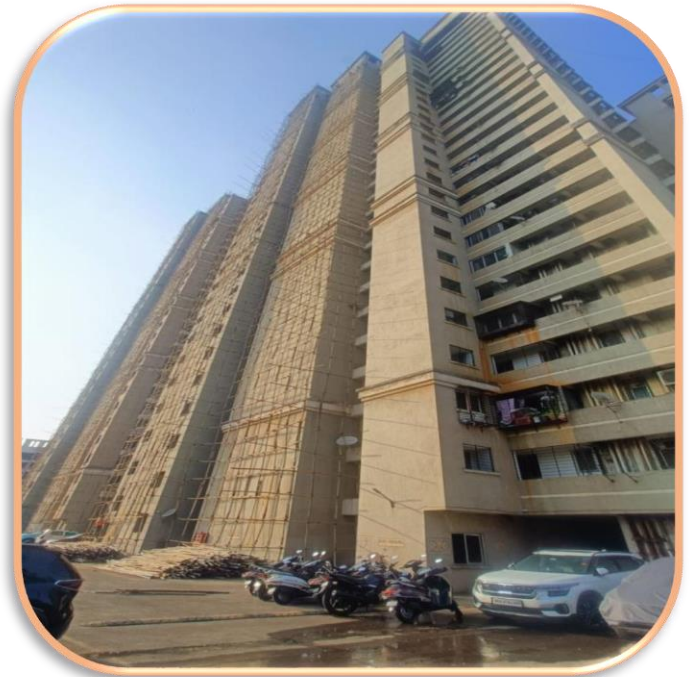
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# Unique Constructions

**ENGINEERS & CONTRACTORS**

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**KAVERI CO OP HSG SOC LTD, MULUND EAST (STILT + 28 FLOOR)**



**BASEMENT NO. 1, SHANTI NIWAS CHSL. OPP. RAYMOND MAIN GATE, POKHRAN ROAD NO.1, THANE (W)**

**CELL: 022-25450009 / 9821096799 / 9930991890 / 9821377159.**

**EMAIL ID: [uniqueconstructions2001@gmail.com](mailto:uniqueconstructions2001@gmail.com)**



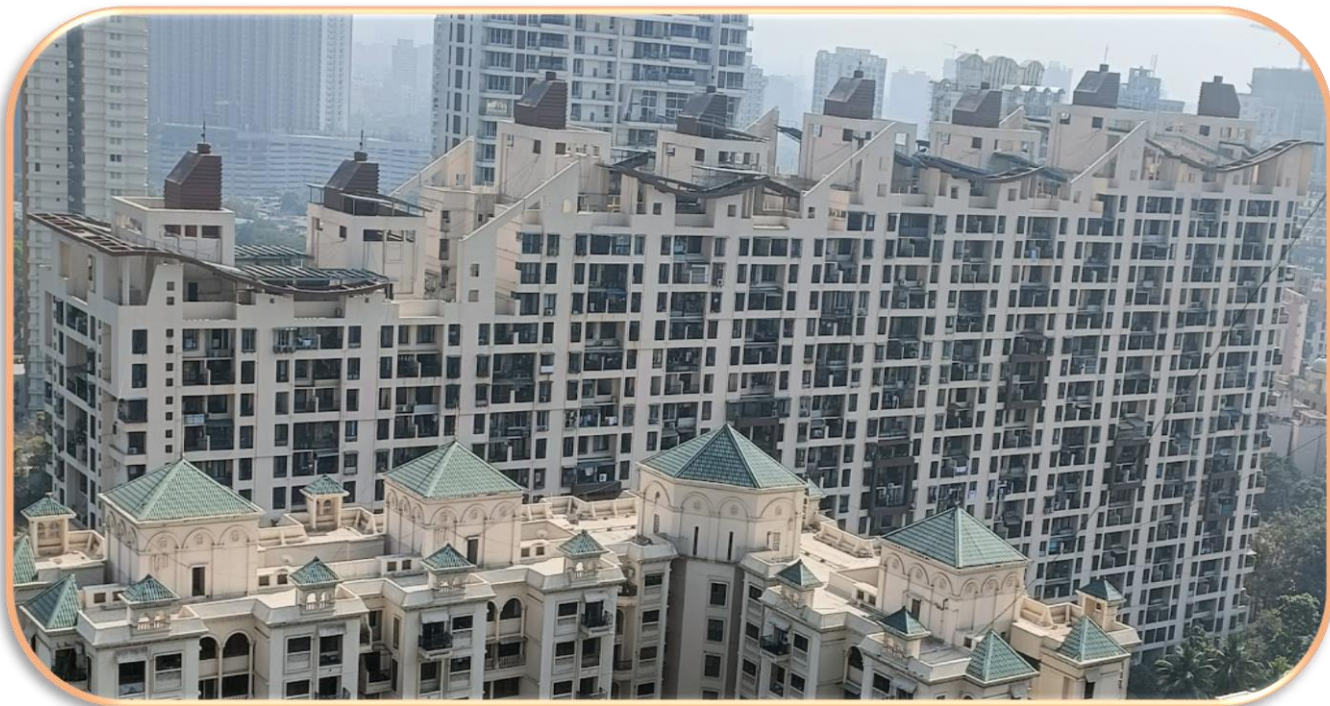
**Where**  
**Performance**  
**Matters**

# Unique Constructions

**ENGINEERS & CONTRACTORS**

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**LAXMI NARAYAN RESIDENCY CHSL. DEVDAYA NAGAR, THANE(W) (22 FLOOR X 8 BLDG)**



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**COMMERCIAL REPAIR WORK PROJECTS**

**COLLEGES/SCHOOLS/INDUSTRIES**

**JVM MEHTA COLLAGE, AIROLI, NAVI MUMBAI**



**SHREE MAULI MANDAL HIGH SCHOOL, CHARAI, THANE**



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**SIES HIGH SCHOOL, MATUNGA, MUMBAI**



**ARUNODAYA PUBLIC SCHOOL, KASARVADAVALI, THANE**



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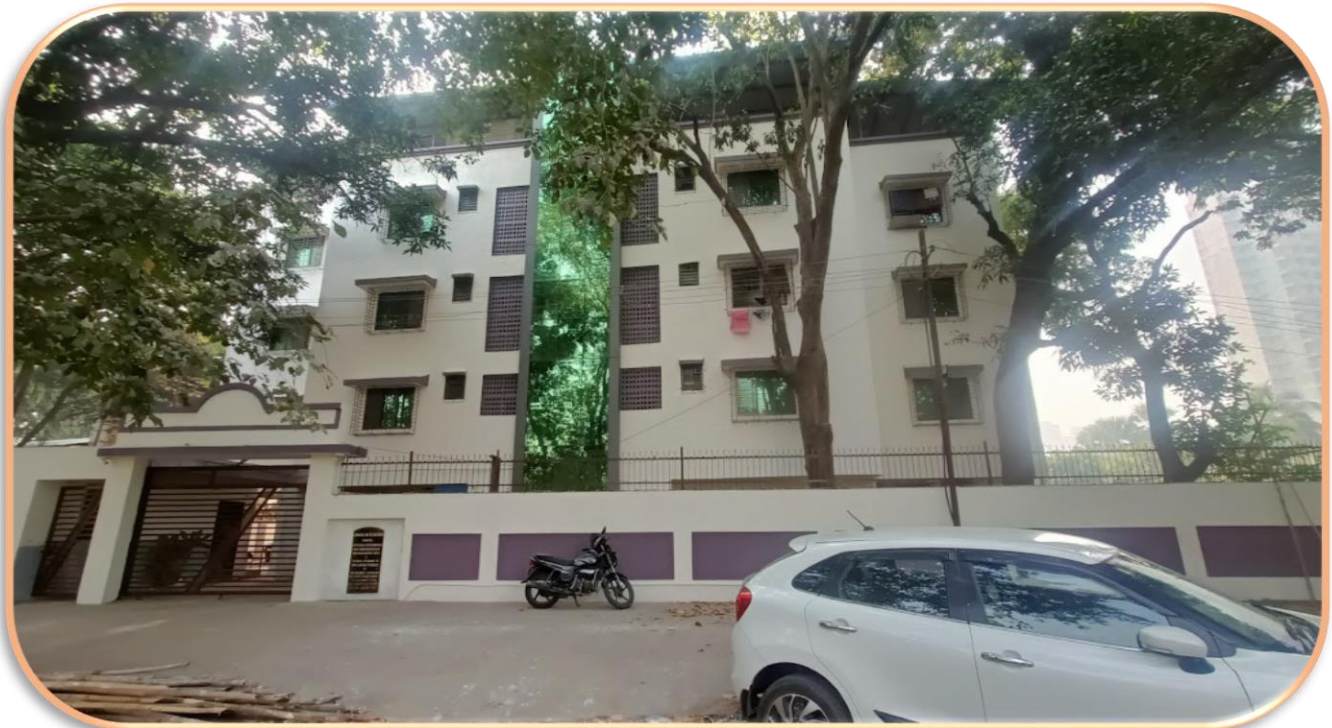
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**SHREE GANESH INDUSTRIES CHEMBUR**



**JANKALYAN SEWASHRAM PANVEL**



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**CONSTRUCTIONS PROJECTS.**



**DAD CANCER HOSPITAL BALKUM SAKET ROAD THANE (W)**



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**VANI VIDYALAY, KHADAKPAA, KALYAN**



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## AMBER INTERNATIONAL SCHOOL



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**KADAM BUNGLOW AT KHED**



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## **INTERIOR PROJECTS**

**SYMATIC ENGG.(10000 Sqft) MAHAPE, NAVI MUMBAI**



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**OTHER CIVIL WORKS**

**Paver Blocks**



**FABRICATION ROOF SHED**



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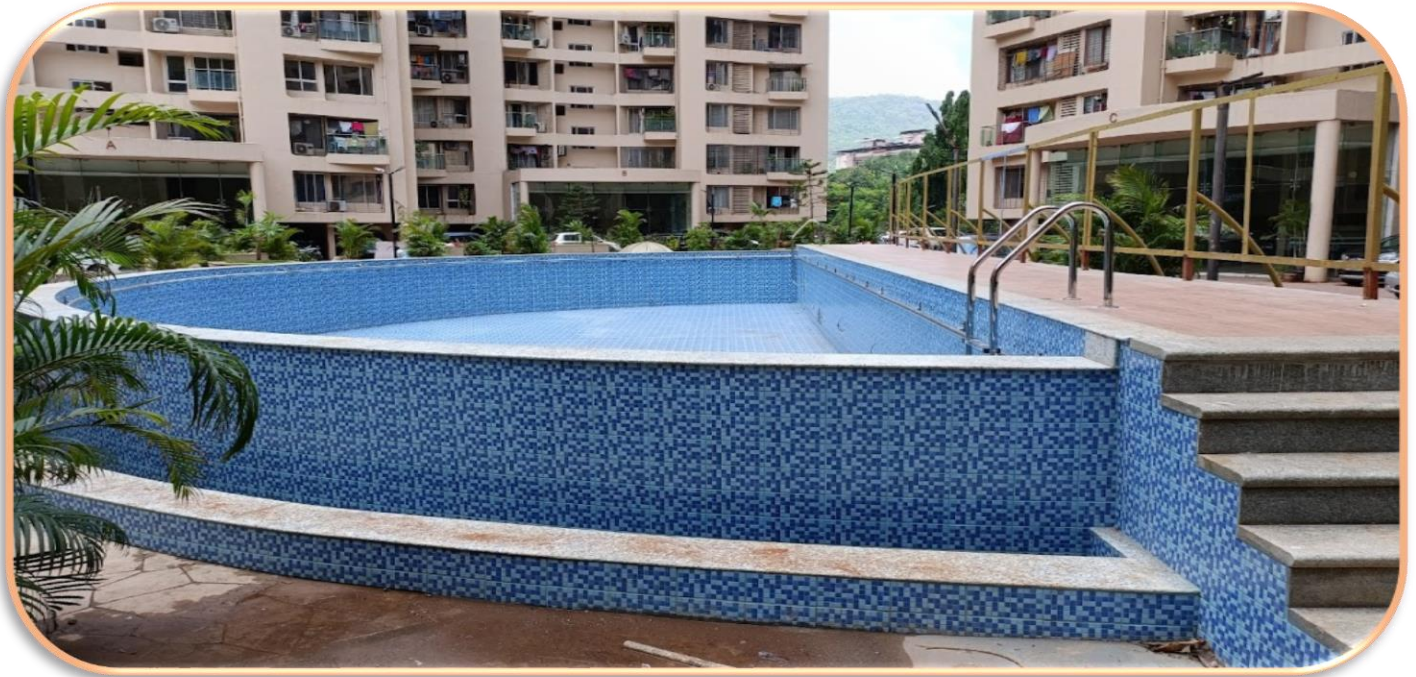
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**Matters**

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**SWIMMING POOL**



**STAMP CONCRETIN**



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**CONCRETE ROAD**



**COLUMN JACKETING**







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***Thanking You and  
Assuring you of our  
Best Services Always.***

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