



VINAYAK CHOPDEKAR & ASSOCIATES

STRUCTURAL ENGINEERS & CONSULTANTS

104/A & 104/B, Tara Niwas, Baji Prabhu Deshpande Marg, Ghantali, Near Ganpati's Karkhana & Teen Petrol Pump, Thane (W) - 400 602. E-mail : vkchopdekar@yahoo.com /vkchopdekar@rediffmail.com

Tel. : 2533 0060
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FORM - 2
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 08.10.2020

To,
M/s. Shree Akshay Housing,
601, Guru Ganesh CHS Ltd.
Mahatma Phule Road,
Behind C D Deshmukh Garden,
Mulund (East),
Mumbai - 400081.

Subject: Certificate of Cost Incurred for Development of Work for the period of July 2020-September 2020 of Composite Building No. 2 consisting of Sale Wings 'A', 'B', 'C' and 'D' of the Project "**Shree Krushna Tower**" [MahaRERA Registration Number **P51800022998**] situated on the plot bearing CTS No. **746(pt.), 750(pt.) & 723E (pt.)** demarcated by its boundaries of end points

1. Latitude: 19d10'44"N Longitude: 72d57'18"E
2. Latitude: 19d10'50"N Longitude: 72d57'18"E
3. Latitude: 19d10'48"N Longitude: 72d57'16"E
4. Latitude: 19d10'46"N Longitude: 72d57'18"E

by C.T.S.No.746 to the North, by AstikManek Road to the South, CTS No. 723E to the East, CTS No. 751, Harmony Towerto the West of Division **Kokan**, Village **Mulund (West)** Taluka **Kurla**, District **Mumbai Suburb** PIN-400080. admeasuring **3331.62 Sq. mtrs.** area being developed by **M/s. Shree Akshay Housing.**

Ref: MahaRERA Registration Number **P51800022998**

Sir,

I VinayakChopdekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Work of Composite Building No. 2 consisting of Sale Wings 'A', 'B', 'C' and 'D' of the Project "**Shree Krushna Tower**" [MahaRERA Registration Number **P51800022998**] situated on the plot bearing CTS No. **746(pt.), 750(pt.) & 723E(pt.)** demarcated by its boundaries by C.T.S.No.746 to the North, by AstikManek Road to the South, CTS No. 723E to the East, CTS No. 751, Harmony Towerto the West of Division **Kokan** village Mulund

[Signature]
SRE 1433



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-2-

(West) Taluka Kurla District Mumbai Suburb PIN-400080. Admeasuring 3331.62 Sq. Mtrs. area being developed by M/s. Shree Akshay Housing.

1. Following technical professionals are appointed by owner/promoter:-

- i) **Shri. Sachin Gaikwad** as L.S. / Architect;
- ii) **Shri Vinayak Chopdekar** of M/s. Vinayak Chopdekar & Associates as Structural Consultant
- iii) M/s/Shri/Smt to be appointed as MEP Consultant
- iv) **Shri Chandrakant Harad** 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 of 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 **Shri. Chandrakant Harad** 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. 107,00,00,000/-** (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 SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 4,86,37,043/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis 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 SRA (planning Authority) is estimate at **Rs. 102,13,62,957/-** (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.


STR/423.



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-3-
TABLE - A

Sr. No.	Particulars	Rehab Wing Amount	Sale Wing Amount
1	Total Estimated cost of the building/wing as on 30.09.2020	Rs. 39,50,00,000/-	Rs. 63,00,00,000/-
2	Cost incurred as on 30.09.2020	Rs. 3,40,45,930/-	Rs. 1,45,91,113/-
3	Work done in Percentage(as Percentage of the estimated cost)	9%	2%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 36,09,54,070/-	Rs. 61,54,08,887/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL	NIL

TABLE-B

(To be prepared for the entire registered phase of the real Estate Project)

Sr. No.	Particulars	Rehab Wing Amount	Sale Wing Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30.09.2020	Rs.2,00,00,000/-	Rs.2,50,00,000/-
2	Cost incurred as on 30.09.2020 (based on the Estimated cost)	NIL	NIL
3	Work done in Percentage(as Percentage of the estimated cost)	0%	0%
4	Balance Cost to be Incurred(Based on Estimated Cost)	Rs.2,00,00,000/-	Rs.2,50,00,000/-
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	NIL	NIL

Yours Faithfully

For VINAYAK CHOPDEKAR & ASSOCIATES

V. Chopdekar

(VINAYAK K. CHOPDEKAR)

(License No : STR/C/33)

