Tel. : 2533 0060
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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

FORM – 2
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date: 09.01.2022

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 October 2021 – December 2021of 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. **723/A (pt.), 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 Astik Manek 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 SuburbPIN-400080. admeasuring **3868.59 Sq. mtrs.** area being developed by **M/s. Shree Akshay Housing.**

Ref: MahaRERA Registration NumberP51800022998

Sir,
I Vinayak Chopdekar 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. **723/A (pt.), 746(pt.), 750(pt.) & 723E(pt.)** demarcated by its boundaries by C.T.S.No.746 to the North, by Astik Manek Road to the South, CTS No. 723E to the East, CTS No. 751, Harmony Towerto the West of Division **Kokan** village Mulund

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(West) TalukaKurla District Mumbai SuburbPIN-400080. Admeasuring **3868.59 Sq. Mtrs.** area being developed by **M/s. Shree Akshay Housing.**

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

i) **Shri. SachinGaikwad** as L.S. / Architect;

ii) **Shri VinayakChopdekar** of M/s. VinayakChopdekar& Associates as Structural Consultant

iii) **M/s.ASM Engineering Services** as MEP Consultant

iv) **Mr. Nilesh Aryamane** as Site Supervisor.

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.ChandrakantHarad**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. 27,11,45,236/-**(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. 79,88,54,764/-**(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

Sr. No.	Particulars	Rehab Wing Amount	Sale Wing Amount
1	Total Estimated cost of the building/wing as on 31.12.2021	**Rs. 39,50,00,000/-**	**Rs. 63,00,00,000/-**
2	Cost incurred as on 31.12.2021	**Rs. 18,98,01,665/-**	**Rs. 8,13,43,571/-**
3	Work done in Percentage(as Percentage of the estimated cost)	**48%**	**13%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 20,51,98,335/-**	**Rs. 54,86,56,429/-**
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 31.12.2021	**Rs.2,00,00,000/-**	**Rs.2,50,00,000/-**
2	Cost incurred as on31.12.2021(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

(VINAYAK K. CHOPDEKAR)
(License No : STR/C/33)

VINAYAK CHOPDEKAR & ASSOCIATES
STRUCTURAL ENGINEERS & CONSULTANTS
THANE-400602