Tel. : 2533 0060
Mobile : 9821185567

VINAYAK CHOPDEKAR & ASSOCIATES
STRUCTURAL ENGINEERS & CONSULTANTS
104/A & 104/B, Tara Niwas, 1st Floor, 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: 16-06-2026

To,
M/s. Magnaacasa Realty Pvt. Ltd.
(Erstwhile 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 April 2025 To June 2025 of Composite Building No. 2 consisting of Sale Wings 'A', 'B', 'C' and 'D' of the Project **"Shree Krushna Tower"** having MahaRERA Registration Number **P51800022998** being developed by **Magnaacasa Realty Pvt. Ltd.**
(Erstwhile Shree Akshay Housing)

Sir,
I Vinayak Chopdekar have undertaken assignment of certifying Estimated Cost for **"Shree Krushna Tower"** having MahaRERA Registration Number**P51800022998** being developed by **Magnaacasa Realty Pvt. Ltd.(Erstwhile Shree Akshay Housing).**

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement for sale. Our estimated cost of calculations are based on the Drawings/plans made available to us for the project under reference by the Developer / Consultants. The Schedule of items and quantity required 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 to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 84,84,41,408/-** (Total of Table A and B) at the time of Registration. The estimated Total Cost of Project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the **SRA** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

SPR(U)

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4. The Estimated Cost Incurred till date is calculated at **Rs. 79,69,92,997/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.

5. The Balance cost of completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement for sale, of the project is estimated at **Rs. 5,14,48,411/-** (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement for sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE – A

Sr. No.	Particulars	Sale Wing Amount
1	Total Estimated cost of the building/wing as on ……..	**Rs. 82,34,41,408/-**
2	Cost incurred as on ……	**Rs. 78,74,92,997/-**
3	Work done in Percentage(as Percentage of the estimated cost)	**95.63 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 3,59,48,411/-**
5	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	**NIL**

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TABLE-B

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

Sr. No.	Particulars	Sale Wing Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on	**Rs. 2,50,00,000/-**
2	Cost incurred as on ..... (based on the Estimated cost)	**Rs. 95,00,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**38 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 1,55,00,000/-**
5	Cost Incurred on Additional / Extra Items as on _____not included in the Estimated Cost (Annexure A)	**NIL**

Yours Faithfully
For VINAYAK CHOPDEKAR & ASSOCIATES

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

VINAYAK CHOPDEKAR & ASSOCIATES
STRUCTURAL ENGINEERS & CONSULTANTS
THANE - 400602

Agreed and Accepted by:
For Magnaacasa Realty Pvt. Ltd.

Signature of Promoter
Name: Nandkishor A. Gawade
Date:- 16-06-2026

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Mobile : 9821185567

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Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement for sale.

2. (*) Quantity survey can be done by office of Engineer or can be done by 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 should be mentioned at the place marked (*).

3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.

4. All components of work with specifications are indicative and not exhaustive.

5. Please specify if there are deviations / qualifications. Example: Any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.		
2.		