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

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 31.03.2026

To
M/s Shree Swami Samarth Builders
101, SHH Residency, Lake Road,
Near TATA Power, Shiva indl Estate,
Bhandup(W), Mumbai-400078.

Subject: Certificate of Cost Incurred for Development of Project - **Virginia CHS** for new registration under **Maharera**being Developed by **M/s Shree Swami Samarth Builders**

Sir,

1. we **M/s Vinayak Chopdekar & Associates** have undertaken assignment of certifying Estimated construction Cost for the Project - **Virginia CHS** for new registration under **Maharera**being Developed by **M/s Shree Swami Samarth Builders.**

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 calculations are based on the Drawings / plans made available to us for the project under reference by the Developer and Consultant and the Schedule of times and quantity for the entire work as calculated by _____ 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. 14,55,00,000/-** 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 Slum Rehabilitation Authority being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

SPR(437)

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

4. The Estimated Cost Incurred till date is calculated at **Rs.6,38,54,084/-**.The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Planning 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 Slum Rehabilitation Authority is estimated at **Rs. 8,16,45,916/-**
.

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
Composite bulding named as Virginia CHS

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	**Rs.14,00,00,000/-**
2	Cost incurred as on date 31.03.2026	**Rs.6,38,54,084/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**45.61%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 7,61,45,916/-**
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Annexure A)	**Rs Nil/-**

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

TABLE – B

Internal and External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	**Rs. 55,00,000/-**
2	Cost incurred as on 31.03.2026	**Rs0/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**0%**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs55,00,000/-**
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)	**Rs NIl_/-**

Yours Faithfully

M/S VINAYAK CHOPDEKAR & ASSOCIATES

VINAYAK CHOPDEKAR & ASSOCIATES
STRUCTURAL ENGINEERS & CONSULTANTS
THANE - 400602

Mr. Vinayak Chopdekar

(Licence No.: STR/C/33)

Agreed and Accepted By

M/s Shree Swami Samarth Builders

Mr. Vaibhav A Kokate
Partner.
Date 31.03.2026

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

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an 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 by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked(*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. 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.
5. All components of work with specifications are indicative and not exhaustive.
6. Please Specify if there are any deviations/Qualifications. Example : Any deviation in input material used from specification in agreement for sale.

Table-C

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate Total Cost)-**NA**

Chopdekar
SPRU37