

MR. CHOUDHARY TILAK POPAT

ME. Civil-Construction Technology and Management

FORM – 2

ENGINEER'S CERTIFICATE

Date: 19/11/2022

To,
M/S Vinayak Associate
1212, Ghanshyam Enclave,
New Link Road,
Kandivali West,
Mumbai – 400067

Subject: Certificate of Cost Incurred for Development of (Project Name) for Construction Work of Vinayak Heights Phase I Building(s) / A Wing(s) Building situated on the plot bearing C. N. No / CTS No 194 A (pt.) of Village Ghatkopar & CTS No. 1B (Pt) of Village Vikhroli demarcated by its boundaries Latitude-19°5' 13.83"N Longitude-72°55' 2.2872"E to the North-East, Latitude- 19°5' 12.8112"N Longitude-72°55' 2.1936"E to the South-East, Latitude-19°6' 12.7392"N Longitude-72°55' 0.6492"E to the South-West Latitude-19°5' 14.3736"N Longitude-72°55' 1.308"E to the North-West, of Taluka Kurla, Mumbai as "Kranti Jyot No-1 CHS Ltd. by Vinayak Associate Joint developers with M/S. Shree Samarth Erectors & Developers ("Promoter").

Ref. RERA Registration Number P51800000626

Sir,

I Mr. CHOUDHARY TILAK POPAT have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being constructed on all that piece and parcel of land admeasuring **2940** sq. mts. Forming part of the larger land bearing CTS Nos 194A (Pt.) of Village Ghatkopar & CTS No. 1B (Pt.) of Village Vikhroli of Taluka Kurla, Mumbai as "Kranti Jyot No-1 CHS Ltd" by **Vinayak Associate Joint developers with M/S. Shree Samarth Erectors & Developers ("Promoter")**.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) **M/S. DOT Architects** as L.S. / Architect
- (ii) **M/S. Vasant Gokhani** as Structural Consultant
- (iii) **M/S. MEP Consulting Engineers** as a MEP Consultant
- (iv) **Mr. Niyaz A. Hanware** as Site Supervisor

2. I 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 Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by me.

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 46.50 Crores**. 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. 32.38 Crores**. 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. 14.13 Crores**.

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
Wing - A (SRA-REHAB)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building / wing as on date of Registration is	Rs. 21.50 CR
2	Cost incurred (based on the Estimated cost)	Rs. 16.13 CR
3	Work done in Percentage (as Percentage of the estimated cost)	75%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5.38 CR
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs 2.72 Approx

Wing - B (SALE WING)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building / wing as on date of Registration is	Rs. 12.50 CR
2	Cost incurred (based on the Estimated cost)	Rs. 8.13 CR
3	Work done in Percentage (as Percentage of the estimated cost)	65%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4.37 CR
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 1.76 Approx

Wing - C (SALE WING)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building / wing as on date of Registration is	Rs. 12.50 CR
2	Cost incurred (based on the Estimated cost)	Rs. 8.13 CR
3	Work done in Percentage (as Percentage of the estimated cost)	65%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4.37 CR
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 1.75 Approx

Table - B

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. 46.50 CR
2	Cost incurred as on 01/09/2020 (based on the Estimated cost)	Rs. 32.38 CR
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 14.13 CR
5	Cost Incurred on Additional / Extra Items as on not included in the Estimated Cost (Annexure A)	Rs 6.25 CR Approx

(Annexure A)

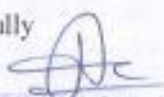
Sr. No	List of Extra / Additional Items/ Deleted Items	Amount (in CR)
1.	Rework / Alteration of RCC Members to accommodate more units of SRA (Location Unit 5 of Old Plan, Junction of A and B Wing)	Rs. 1.90 CR
2.	Escalation of Cement and Steel and other raw materials from the Original Estimated Cost.	Rs 1.75 CR
3.	ADDITION of Piling, UG tank to accommodate Fire and Water Requirements adjacent to wing C, Post MMRDA METRO Alignment.	Rs 2.60 CR
	TOTAL	6.25 CR

Note: 1. Method Used for Escalation (Estimated Cost – Actual Work Done)

2. Alteration Method (Cost of work done + cost of Rework Done)

3. Addition Method (Cost of Work done of Item of work which originally was not part of the working of drawing at initial stage.

Yours Faithfully



Mr. Chaudhari Tilak Popatlal

M.E Civil, Jalgaon