



# 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]

**Date: 31-12-2023**

To  
M/s. ALAG AARCHIE LLP,  
A/105, Vallabh Vihar,  
MG Road, Near Rajawadi Signal,  
Ghatkopar East,  
Mumbai - 400 077.

**Subject:** Certificate of Percentage of Completion of Construction Work of Re-development of the property bearing Survey no 236-A, C.T.S No 185(PT) at Pantnagar, Building No. 80, Pant Nagar MHADA layout, Ghatkopar (East), Mumbai-400075, knows as "Ghatkopar Trupti Co Operative Housing Society Ltd" Maharashtra, 875.30 Sq.mt. Area being developed by M/s ALAG AARCHIE LLP.

Sir,

I Mr. Vinayak Chopdekar have undertaken assignment of certifying Estimated Cost for the ALAG ARANYA having MAHARERA Registration Number P51800032034 of the Redevelopment Building, situated on Plot bearing Survey no 236-A, C.T.S No 185(PT) at Pantnagar, Building No. 80, Pant Nagar MHADA layout, Ghatkopar (East), Mumbai-400075, knows as "Pantnagar Trupti Co Operative Housing Society Ltd" Maharashtra, 875.30 Sq.mt. Area being developed by M/s ALAG AARCHIE LLP.

1. Following technical professionals are appointed by Owner / Promoter

- (i) Shri. Sachin K Rakshe of M/s. Archo Consultants as L.S. /Architect;
- (ii) Shri. Vinayak Chopdekar of M/s Vinayak Chopdekar & Associates as Structural Consultant
- (iii) Shri. Rajendra P. Bankar as Site Supervisor
- (iv) M/s VCE Consulting Engineers As MEP/ Fire Fighting, M & E Consultants.

*Vinayak Chopdekar*  
31/12/23



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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 of the project. Our estimated cost calculation is 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 **Mr. Chandrakant Harad** 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. 33,18,75,000/-** (Total of Table A & B). The estimated total cost of project is with reference with 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 M.C.G.M being the Planning Authority under Whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 23,56,31,250/-** (Total of Table A & B). The amount of Estimated Cost Incurred in calculated on the base 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 MCGM (planning Authority) is estimated at **Rs. 9,62,43,750/-** (Total of Table A & 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:

**TABLE A**

| Sr. No. | Particulars                                                                                      | Amount             |
|---------|--------------------------------------------------------------------------------------------------|--------------------|
| 1       | Total Estimated cost of the Building / Wing as on date                                           | Rs.28,20,93,750/-  |
| 2       | Cost incurred as on 31-12-2023                                                                   | Rs. 22,56,75,000/- |
| 3       | Work done is Percentage (as percentage of the estimated cost)                                    | 80 %               |
| 4       | Balance cost to be incurred (Based on Estimated Cost)                                            | Rs.5,64,18,750/-   |
| 5       | Cost incurred on Additional/Extra items as on NA not included in the Estimated cost (Annexure A) | NIL                |

*Vinayak Chopdekar*  
572/437



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Tel. : 2533 0060  
Mobile : 9821185567

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 | Rs. 4,97,81,250/- |
| 2       | Cost incurred as on 31-12-2023<br>(based on the Estimated cost)                                                            | Rs.99,56,250 /-   |
| 3       | Work Done in Percentage (As percentage of the estimated cost)                                                              | 20 %              |
| 4       | Balance cost to be incurred (based on Estimated Cost)                                                                      | Rs. 3,98,25,000/- |
| 5       | Cost Incurred on Additional / Extra Items as on NA not included in the Estimated cost (Annexure A)                         | NIL               |

Yours faithfully

For VINAYAK CHOPDEKAR & ASSOCIATES

(VINAYAK K. CHOPDEKAR)

Structural Engineer

License No. BMC: - STR/C/33



Agreed & Accepted by:

Signature of Promoter

Name: Jignesh Ashwin Khilani

Date: 31-12-2023.



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- 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 labor, material, equipment and machinery required to carry out entire work.
4. As this is an estimate 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 deviations 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 (Rs.) |
|---------|----------------------------------------|--------------|
| 1.      |                                        |              |
| 2.      |                                        |              |

*V. Chopdekar*  
57/14/22