



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

ENGINEER'S CERTIFICATE

Date: 15/07/2019

To

M/s Shraddha Landmark Pvt Ltd

301, Sai Heritage, Tilak Road, Above Axis Bank

Ghatkopar East, Mumbai - 400077

Subject: Certificate of Cost Incurred for Development of "SHRADDHA PINNACLE" for Construction Work of 1 MHADA Redevelopment Building, situated on Plot bearing CTS No 352 (pt) 18 to 25 of Village Hariyali, Tagore Nagar, Building No 14, Taluka Kurla, Mumbai Suburban District, Mumbai - 400083, Maharashtra demarcated by its boundaries (latitude and longitude of the end points) _____ N & _____ "E to the North
_____ N & _____ E to the South _____ N & _____ E to the East _____ N & _____ E to the West of Division Konkan; Village Hariyali, Tagore Nagar, Building No 14, Taluka Kurla, Mumbai Suburban District, Mumbai - 400083 admeasuring 881.88 sqmtrs. Area being developed by M/s Shraddha Landmark Pvt Ltd

Ref: RERA Registration Number --

Sir

I Shri. Vinayak Chopdekar of M/s Vinayak Chopdekar & Associates have undertaken assignment of certifying Estimated Cost for the subject real estate project proposed to be registered under RERA, for Construction Work of MHADA Redevelopment Building of the Project with RERA Number -- situated on Plot bearing CTS No 352 (pt) 18 to 25 of Village Hariyali, Tagore Nagar, Building No 14, Taluka Kurla, Mumbai Suburban District, Mumbai - 400083, Maharashtra





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

1. Following technical professionals are appointed by the Promoter;

- i) **Shri. Sachin Rakshe** of M/s Archo Consultants as Architect;
- ii) **Shri. Vinayak Chopdekar** of M/s Vinayak Chopdekar & Associates as Structural Consultant
- iii) **Shri Rajendra Bankar** as Site Supervisor

2. We have estimated the cost of completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP & Allied works of the Building 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 Consultants and the Schedule of items and quantity for the entire work as calculated by us, 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 20,00,00,000 (Rupees Twenty Crores Only)**. 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 from the BMC/MHADA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs NIL (Rupees NIL Only)**. The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.





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

5. The Balance Cost of Completion of the Civil, MEP and Allied Works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from BMC/MHADA (planning Authority) is estimated at **Rs 20,00,00,000 (Rupees Twenty Crores Only)**

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 & Table B below

TABLE A

MHADA REDEVELOPMENT BUILDING

(to be prepared separately for Each Building / Wing)

Sr.No	Particulars	Amount
1.	Total Estimated Cost of the building / wing as on 15/07/2019 date of Registration is	Rs 19,50,00,000
2.	Cost Incurred as on 15/07/2019 (Based on the Estimated Cost)	Rs Nil
3.	Work done in Percentage (as Percentage of the Estimated Cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 19,50,00,000
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Nil





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

TABLE B

Sr.No	Particulars	Amount
1.	Total Estimated Cost of the Internal & External Development Works including amenities and facilities in the layout as on 15/07/2019 date of Registration is	Rs 50,00,000
2.	Cost Incurred as on 15/07/2019 (Based on the Estimated Cost)	Rs Nil
3.	Work done in Percentage (as Percentage of the Estimated Cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs 50,00,000
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs Nil

Yours' Faithfully,

For M/s Vinayak Chopdekar & Associates

Shri. Vinayak Chopdekar

Licence No. : STR/C/33

