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:- 22-07-2025

To,
M/s. Sudhanshu Infrastructure.
B-24/24A, Aniraj Tower,
Opp. Kaka Petrol Pump,
L.B.S. Marg, Bhandup(W),
Mumbai-400078.

Certificate for 1st June 2024 To 30th September 2024

Subject: Certificate of Cost Incurred for Development of construction work of building known as "Aniraj Tower" of the 1s Phase of the project (MahaRERA registration Number. **P51800024276**), situated on the plot bearing CTS No. 613 demarcated by its boundaries (latitude and longitude of the end points) at North side 46.35 mt, at South side 34.72 mt, at East side 43.77 & at West side 43.77 of Village Kanjur (W) Mumbai Pin 400078 admeasuring 3122.00 Sq.mts. area being developed by Shri. Abhayjeet Dubey of M/s. Sudhanshu Infrastructure.

Ref : MahaRERA Registration Number **P51800024276**

I Vinayak Chopdekar have undertaken assignment of certifying estimated cost for the subject Real Estate Project construction work of building known as "Aniraj Tower" of the 1s Phase of the project (MahaRERA registration Number. **P51800024276**), situated on the plot bearing CTS No. 613 demarcated by its boundaries (latitude and longitude of the end points) at North side 46.35 mt, at South side 34.72 mt, at East side 43.77 & at West side 43.77 of Village Kanjur (W) Mumbai Pin 400078 admeasuring 3122.00 Sq.mts. area being developed by Shri. Abhayjeet Dubey of M/s. Sudhanshu Infrastructure.

1. Following technical professionals are appointed by Owner/Promoter :—
   - (i) Shri. Prabhakar Satam Of M/s. Prabhakar Satam & Associates as (Architect).
   - (ii) Shri. Vinayak Chopdekar of M/s. Vinayak Chopdekar & Associates as (Structural Consultant).
   - (iii) Shri. Vijay Kelkar of M/s. Vinam Enterprises (MEP Consultant)
   - (iv) Shri. Rakesh Karnik of M/s. Bhoomi Consultant as Site Supervisor
   - (iv) Shri. Chandrakant Harad as Quantity Surveyor.

SM4437

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

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 of calculations RE 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 **Shri. Chandrakant Harad** Quantity Surveyor appointed by the 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. 56,09,05,456/-** (Total of Table – A and B). 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 **MCGM**. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 22,52,63,834/-** (Total of Table – A and Table – B). The amount of Estimated Cost Incurred is calculated on the basis 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. 33,56,41,623/-** (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.

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 A

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on	**Rs. 50,73,09,640/-**
2	Cost incurred as on	**Rs. 20,27,37,450/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**39.96 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 30,45,72,190/-**
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	**Nil**

TABLE B

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

Sr. No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on	**Rs. 5,35,95,816/-**
2	Cost incurred as on ..... (based on the Estimated cost).	**Rs. 2,25,26,383/-**
3	Work done in Percentage (as Percentage of the estimated cost).	**42.03%**
4	Balance Cost to be Incurred (Based on Estimated Cost).	**Rs. 3,10,69,433/-**
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	**Nil**

Yours Faithfully

For **VINAYAK CHOPDEKAR & ASSOCIATES.**

(Mr. Vinayak Chopdekar)
Structural Engineers
(Licence No of MCGM :STR/C/33)

VINAYAK CHOPDEKAR & ASSOCIATES
STRUCTURAL ENGINEERS & CONSULTANTS
THANE - 400602

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

Agreed and Accepted By

Sudhanshu Infrastructures (P) Ltd. Mumbai

Signature of Promoter
Name: M/s. Sudhanshu Infrastructure
Date: 22-07-2025

*** 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 of Total Cost)

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