

AVP STRUCTURAL CONSULTANTS

STRUCTURAL ENGINEER, BMC/STR/840009956
STRUCTURAL DESIGN | PEER REVIEW | SUPERVISION | AUDITS

Annexure B
FORM-2
[See Regulation 3]
ENGINEER'S CERTIFICATE

Date: 08.07.2024

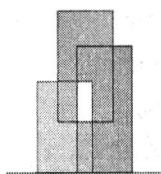
To,

M/s Geetaspans Realtors Pvt. Ltd.
SH-02, A & B Commercial, Janki Heritage,
150 Feet Road, Near Reena Mehta College,
Near Over Bridge, Bhayander (West),
Dist- Thane MH- 401101.

Subject: Certificate of Cost Incurred for Development of Project 'Anjani Shikhar' situated on Land bearing Final Plot No. 681 of TPS Borivali No. III, Borivali (West), Mumbai – 400092 having MahaRERA Registration Number P51800054761 being developed by M/s Geetaspans Realtors Pvt. Ltd.

Sir,

1. I, Mr. Jyotiba D. Patil of M/s AVP Structural Consultants have undertaken assignment of certifying Estimated Cost for '**Anjani Shikhar**' situated on Land bearing Final Plot No. 681 of TPS Borivali No. III, Borivali (West), Mumbai – 400092 having MahaRERA Registration Number P51800054761 being developed by M/s Geetaspans Realtors Pvt. Ltd.
2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by _____ Quantity Surveyor* appointed by Developer / Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs 11,00,00,000/- (Rupees Eleven Crore Only)**. (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/ completion certificate for the Building(s)/ Wing(s)/ Layout/ Plotted Development from the **MUNICIPAL CORPORATION OF GREATER MUMBAI** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.



AVP STRUCTURAL CONSULTANTS

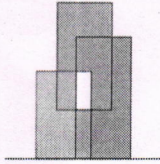
STRUCTURAL ENGINEER, BMC/STR/B4p009956
STRUCTURAL DESIGN | PEER REVIEW | SUPERVISION | AUDITS

4. The Estimated Cost Incurred till date is calculated at **Rs 1,95,00,000/- (Rupees One Crore Ninety Five Lac Only)** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 9,05,00,000/- (Rupees Nine Crore Five Lac Only)**. (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/ Wing/ Layout/ Plotted Development bearing number called '**Anjani Shikhar**'.
(prepared separately for each Building/ Wing/ Layout/ Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the Building/ Wing/ Layout/ Plotted Development as on date of Registration is	Rs. 9,00,00,000/-
2	Cost incurred as on 30.06.2024	Rs. 1,95,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	21.67%
4	Balance Cost to be Incurred**(Based on Estimated Cost)	Rs. 7,05,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table - C)	Nil



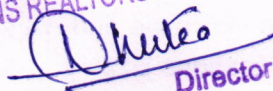
AVP STRUCTURAL CONSULTANTS

STRUCTURAL ENGINEER, BMC/STR/840009956
STRUCTURAL DESIGN | PEER REVIEW | SUPERVISION | AUDITS

TABLE B
Internal & External Developments Works in respect of the Registered Phase

Sr. No.	Particulars	Amount (in Rs.)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of registration is	2,00,00,000/-
2	Cost incurred as on 30.06.2024	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	Nil
4	Balance Cost to be Incurred** (Based on Estimated Cost)	2,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 30.06.2024 not included in the Estimated Cost (Table - C)	Nil

Yours Faithfully,

For GEETASPANS REALTORS PVT. LTD.

Director

**For, AVP Structural Consultants
Mumbai**

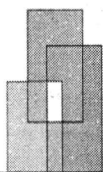
JYOTIBA
DATTATRAY
PATIL
Digitally signed by
JYOTIBA DATTATRAY
PATIL
Date: 2024.07.19
18:10:06 +05'30'

Mr. Jyotiba D. Patil
B.E. (Civil), M.S. (Structures)
(Licensed Civil / Structural Engineer)

Agreed and Accepted by:

Signature of Promoter

Date: 08.07.2024



AVP STRUCTURAL CONSULTANTS

STRUCTURAL ENGINEER, BMC/STR/840009956
STRUCTURAL DESIGN | PEER REVIEW | SUPERVISION | AUDITS

*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 divisions/qualifications Example. Any deviation in input material used from specifications in agreement of 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 Items executed with Cost	Amount (In Rs.)
		NA