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

Ref: No. IRASC/B-681/MahaRera/202409/3009 Date: 30/09/2024.

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/Madam,

1. I, Mr. Jyotiba D. Patil of M/s. AVP Structural Consultants have undertaken assignment of certifying Estimated Cost for Development of Proposed 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.
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 Developers / Consultants. The Schedule of items & quantity required for the entire work as calculated by Quantity Surveyor* appointed by Developer, the assumptions of the cost of material, labour and other inputs made by Developer and the site inspection is carried out by us to ascertain / confirm the above analysis given to us.

JYOTIBA D. PATIL
B.E.(CIVIL), M.S. (STRUCTURES)
CIVIL /STRUCTURAL ENGINEER

5EDC, Plot No.17/18, Dr. Babasaheb Ambedkar Road, Gorai-1, Borivali (W), Mumbai-400092.
Email: design@irastructures.com

3. We estimate Total Estimated cost of completion of the aforesaid project under reference at **Rs.11,00,00,000/-** (Total of Table A & Table B) at the time of Registration. The estimated Total cost of the project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of the internal & external works, as per specifications mentioned in the agreement of the sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s)/ Wing(s)/ Layout / PlottedDevelopment from the MCGM / 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. 3,00,00,000/-** (Total of Table A & Table 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. 8,00,00,000/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table A

Proposed "Anjani Shikhar" building

Sr. No.	Particulars	Amount in (Rs.)
1	Total Estimated cost of the building as on date of Registration is	9,00,00,000/-
2	Cost incurred as on date of certificate	3,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	33.33%
4	Balance cost to be incurred**(Based on Estimate cost)	6,00,00,000/-
5	Cost incurred on Additional / Extra items not included in the Estimated cost (Table-C)	Nil/-

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Table B
Proposed "Anjani Shikhar" building
Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount in (Rs.)
1	Total Estimated cost of the Internal & 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 date of certificate	Nil /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance cost to be incurred**(Based on Estimate cost)	2,00,00,000/-
5	Cost incurred on Additional / Extra items not included in the Estimated cost (Table-C)	Nil /-

Yours Faithfully,
For, AVP Structural Consultants, Mumbai,

JYOTIBA D. PATIL
B.E.(CIVIL), M.S. (STRUCTURES)
CIVIL /STRUCTURAL ENGINEER

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

Agreed & accepted by: For GEETASPANS REALTORS PVT. LTD.

Director

Signature of Promoter
Name of the Promoter: M/s. Geetaspans Realtors Pvt. Ltd.
Date: 30/09/2024.

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of Sale.
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

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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. (**) Balance Cost to be incurred (4) may vary from difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. 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.
4. All components of work with specifications arc indicative and not exhaustive.
5. 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 the Total Cost)

Sr. No.	List of Extra / Additional / Deleted items	Amount in (Rs.)
1	Nil	Nil

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