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: 16.01.2026

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 Ughade Arjun Mahadev 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.

4. The Estimated Cost Incurred till date is calculated at **Rs 8,75,00,000/- (Rupees Eight Crore Seventy 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. 2,25,00,000/- (Rupees Two Crore Twenty-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

'Anjani Shikhar'.

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 31.12.2025	Rs. 8,75,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	97.22%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 25,00,000/-
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Table - C)	Nil

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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 31.12.2025	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 31.12.2025 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 and Accepted by:

For GEETASPANS REALTORS PVT. LTD

Director

Agreed and Accepted by:

Signature of Promoter

Name: **M/s Geetaspans Realtors Pvt. Ltd.**

Date: 16.01.2026

5EDC, Plot No. 17/18, Dr. Babasaheb Ambedkar Road, Gorai, Borivali West, Mumbai 400092.
+91 98339 33793 | abhijit.p@avpconsultants.in
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Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in a 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 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 very 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 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.

4. All components of work with specifications are indicative and not exhaustive.

5. Please specify if there are any deviations / qualifications. Example : Any deviations in input materials 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 (in Rs.)
1.		
2.		