



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

Tel. : 2533 0060
Mobile : 9821185567

Annexure – B

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: - 4 April 2024

To,
M/s. ANJ RECON LLP,
UnitNo.323,OmegaBusinessPark,
Wagle Estate, Thane (W)-
400604

Subject :- Certificate of Cost Incurred for Development of of Proposed Redevelopment of existing building on plot bearing F.P.No.339 of TPSIII, Mahim Division ,at Sitladevi Temple Road ,G/Nward, Mumbai- 400 016, property known as “ANUSHASAN C.H.S. LTD. (BHASKAR MANSION)” being developed by **M/s. ANJ RECON LLP.**

Sir.

1. I Vinayak Kamlakar Chopdekar have undertaken assignment of certifying Estimated Cost Work of Proposed Redevelopment of existing building on plot bearing F.P. No. 339 of TPS III, Mahim Division, at Sitladevi Temple Road, G/N ward, Mumbai- 400 016, property known as “ANUSHASAN C.H.S. LTD. (BHASKAR MANSION)” having MahaRERA Registration Number [] being developed by **M/s. ANJ RECON LLP.**
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 **Mr. Chandrakant Harad** 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 as certain / confirm the above analysis given to us.


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3. We estimated at the time of Registration. The estimated Total Cost of project is with reference as **Rs.18,50,00,000/-** (Total of Table A and B) to the Civil, MFP and Allied works required for completion of the apartments and Proportionated completion of internal & external works, as per specifications mentioned in agreement of sale and for purpose of obtaining occupation certificate /completion certificate for the Building(s) / Wing(s) / layout / Plotted Development from the M.C.G.M. being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated cost incurred till date is calculated at **Nil** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services and units 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 **Rs.18,50,00,000/-** (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 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

(To be prepared for the entire registered phase 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. 16,00,00,000/-
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 Estimated Cost)	Rs. 16,00,00,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	Nil

V. Chopdekar
STR/1433



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TABLE-B

(Internal & external Development Works in Respect of the Registered Phase)

Sr No.	Particulars	Amounts (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	Rs. 2,50,00,000/-
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 Estimated Cost)	Rs. 2,50,00,000/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	Nil

Yours Faithfully

For VINAYAK CHOPDEKAR & ASSOCIATES.

(Mr. Vinayak Chopdekar)

Structural Engineers

(Licence No of B.M.C. :- STR/C/33)



Agreed and Accepted By
For ANJ RECON LLP

Signature of Partner

Name: M/s. ANJ RECON LLP

Date: 4 April 2024



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*** 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.		

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