



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)

6th April 2022


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

Subject: Certificate of Cost Incurred for Development of construction work of **Sudhanshu Heights Co. op. Hsg. Soc. Ltd. (Raj Rajeshwari and Shuklendu buildings)** Redevelopment project (MahaRERA registration Number.-----), situated at Datar colony road, C.T.S. No. 716 & 719 of village Kanjur, Bhandup (E) at Datar Colony, Veer Savarkar Marg, demarcated by its boundaries (19.136986 N latitude and 72.934874 E longitude in the center of plot) by 12.20 Mtr road on West side, C.T.S. No. 717 & 718 on East side, C.T.S. No. 720 on North side and C.T.S. No. 715 on South side Taluka Kurla, Mumbai Suburban District – Mumbai – 400042 admeasuring **836.20 Sq. mtrs.** area being developed by Owner **M/s. Sudhanshu Infrastructure Pvt. Ltd.**

Ref: MahaRERA Registration Number:-

I **Vinayak Chopdekar** have undertaken assignment of certifying estimated cost for the subject Real Estate Project construction work of **Sudhanshu Heights Co. op. Hsg. Soc. Ltd. (Raj Rajeshwari and Shuklendu buildings)** Redevelopment project (MahaRERA registration Number.-----), situated at Datar colony road, C.T.S. No. 716 & 719 of village Kanjur, Bhandup (E) at Datar Colony, Veer Savarkar Marg, Taluka Kurla, Mumbai Suburban District – Mumbai – 400042 admeasuring **836.20 Sq. mtrs.** area being developed by Owner **M/s. Sudhanshu Infrastructure Pvt. Ltd.**

1. Following technical professionals are appointed by Owner/Promoter :—
 - (i) Mrs. R. P. Asundria as (Architect).
 - (ii) Shri. Vinayak Chopdekar of M/s. Vinayak Chopdekar & Associates as (Structural Consultant).
 - (iii) Shri Sushil kumar Gupta Consulting Engineer as MEP Consultant.
 - (iv) Shri. Amit Dubey as Quantity Surveyor.
 - (v) Bipin D. Gaikar as Site Supervisor


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VINAYAK CHOPDEKAR & ASSOCIATES
STRUCTURAL ENGINEERS & CONSULTANTS

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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 **Mr. Amit Dubey** 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 5,50,00,000/-** (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. 3,36,00,000/-** (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. 2,14,00,000/-** (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

V. Chopdekar
STR/433



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

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TABLE A

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 31.03.2022	Rs. 4,80,00,000/-
2	Cost incurred as on 31.03.2022	Rs. 3,36,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	70%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,44,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

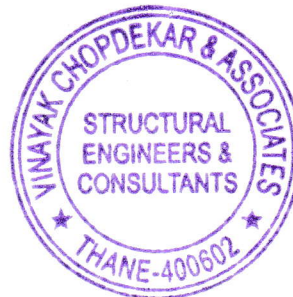
TABLE B

(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 31.03.2022	Rs. 70,00,000/-
2	Cost incurred as on 31.03.2022 (based on the Estimated cost).	Nil
3	Work done in Percentage (as Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 70,00,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Nil

Yours Faithfully,
For VINAYAK CHOPDEKAR & ASSOCIATES.

(VINAYAK . K. CHOPDEKAR)
Structural Engineers
License No. of BMC:- STR/C/33





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)

06.04.2022

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

Subject: Certificate of Cost Incurred for Development of construction work of **Vishnu Bhaskar Co.-Op. Hsg. Soc. Ltd. (Krishna Kamal building)**, Redevelopment project (MahaRERA registration Number.-----), situated on the **Plot. No. 10, Damale Colony Road, Bearing CTS No. 999 of Village Kanjur-Kajurmarg (East) Mumbai-400042**, demarcated by its boundaries (19.133123 latitude and 72.937023 E longitude in the center of plot) **by 6.10 Mtr road on East & West side, C.T.S. No. 1000 on South side C.T.S. No. 998 on North side, Taluka Kurla, Mumbai Suburban, District-Mumbai – 400042 admeasuring 440 Sq.mts.** area being developed by Owner **M/s. Sudhanshu Infrastructure Pvt. Ltd.**

Ref : MahaRERA Registration Number:-

I **Vinayak Chopdekar** have undertaken assignment of certifying estimated cost for the subject Real Estate Project construction work of **Vishnu Bhaskar Co.-Op. Hsg. Soc. Ltd. (Krishna Kamal building)**, Redevelopment project (MahaRERA registration Number.-----), situated on the **Plot. No. 10, Damale Colony Road, Bearing CTS No. 999 of Village Kanjur-Kajurmarg (East) Mumbai-400042, admeasuring 440 Sq.mts.** area being developed by Owner **M/s. Sudhanshu Infrastructure Pvt. Ltd.**

1. Following technical professionals are appointed by Owner/Promoter :—
 - (i) Shri. R. P. Asundria as (Architect).
 - (ii) Shri. Vinayak Chopdekar of M/s. Vinayak Chopdekar & Associates as (Structural Consultant).
 - (iii) Shri Sushil Kumar Gupta Consulting Engineer as MEP Consultant.
 - (iv) Shri. Amit Dubey as Quantity Surveyor.
 - (v) Shri. Bipin D. Gaikar as Site Supervisor

STRUCTURIST



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

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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 **Mr. Amit Dubey** 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. 2,70,00,000/-** (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. 1,37,60,000/-** (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. 1,32,40,000/-** (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

V. Chopdekar
STR/1433



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

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TABLE A

Sr. No.	Particulars	Amount
1	Total Estimated cost of the building/wing as on 31.03.2022	Rs. 2,00,00,000/-
2	Cost incurred as on 31.03.2022	Rs. 1,37,60,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	69%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 62,40,000/-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-----

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 31.03.2022	Rs. 70,00,000/-
2	Cost incurred as on 31.03.2022 (based on the Estimated cost).	Nil
3	Work done in Percentage (as Percentage of the estimated cost).	0%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 70,00,000
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Nil

Yours Faithfully,
For VINAYAK CHOPDEKAR & ASSOCIATES.

(VINAYAK . K. CHOPDEKAR)
Structural Engineers
License No. BMC:- STR/C/33

