FORM-2

[see Regulation 3]

ENGINEER'S CERTIFICATE

Date: 15/04/2025

To,
SAI AARNAV REALTY
PRIVATE LIMITED,
1st Floor, Sai Point House,
Near Minal Apt, Ganeshwadi,
Thane-400601(MH).

Subject: Certificate of Cost Incurred for Development of **ASTERIA RESIDENCES** having MahaRERA Registration number **P50500066528** being developed by **SAI AARNAV REALTY PRIVATE LIMITED.**

Sir,

I/ We **AGRASEN ARCHITECTS** have undertaken assignment of certifying Estimated Cost for **ASTERIA RESIDENCES** having MahaRERA Registration number **P50500066528** being developed by **SAI AARNAV REALTY PRIVATE LIMITED.**

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 for the entire work as calculated by **AGRASEN ARCHITECTS** (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.

Agrawal

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. 16,20,99,882 /- (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 Buildings / Wing(s) / Layout Plotted Development from the NMRDA Nagpur being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.2,10,28,351/ (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 the 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.14,10,71,531/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and Allied work for 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

ASTERIA RESIDENCES

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	15,25,09,763/-
2.	Cost incurred as on date of certificate	1,14,38,232/-
3.	Work done in Percentage (as Percentage of the estimated cost)	7.50%
4.	Balance Cost to be Incurred (Based on estimated Cost)	14,10,71,531/-
5.	Cost Incurred on Additional /Extra Items not included in the estimated Cost (Table C)	Nil/-

Agrawal

AR. SARANG AGRAWAL
B-ARCH
REGD. NO. CA/ 2009/ 43942
ARCHITECT, INTERIOR DESIGNER, VALUER

TABLE A

EAST SIDE-BUNGLOW

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	95,90,119/-
2.	Cost incurred as on date of certificate	95,90,119/-
3.	Work done in Percentage (as Percentage of the estimated cost)	100.00%
4.	Balance Cost to be Incurred (Based on estimated Cost)	0/-
5.	Cost Incurred on Additional /Extra Items not included in the estimated Cost (Table C)	Nil/-

TABLE B

Internal & External Development 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	0/-
2	Cost incurred as on date of certificate	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on estimated Cost)	0/-
5	Cost Incurred on Additional /Extra Items not included in the estimated Cost (Table - C)	Nil

AR. SARANG AGRAWAL
B-ARCH
REGD. NO. CA/ 2009/ 43942
ARCHITECT, INTERIOR DESIGNER, VALUER

Yours Faithfully

Signature of Engineer

AGRASEN ARCHITECTS

Agreed and Accepted by

AR. SARANG AGRAWAL
B-ARCH
REGD. NO. CA/ 2009/ 43942
ARCHITECT, INTERIOR DESIGNER, VALUER

Signature of Promoter

ASTERIA RESIDENCES

Date: 15/04/2025