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:10/04/2026

To,
SAI AARNAV REALTY PRIVATE LIMITED
Thane, MAHARASHTRA,400601

Subject: Certificate of Cost Incurred for Development of **ASTERIA RESIDENCES** having MahaRERA Registration Number **P50500066528** (Only Applicable after project Registartion) being developed by **SAI AARNAV REALTY PRIVATE LIMITED**

Sir,

I/We **AGRASEN ARCHITECTS** have of Certifying Estimated Cost for **ASTERIA RESIDENCES** having MahaRERA Registration Number **P50500066528** (Only Applicable after project Registration, being developed by **SAI AARNAV REALTY PRIVATE LIMITED**)

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 agreements of sale. Our estimated cost calculations are bassd on the drawings/plans made available to us for the project under reference by the Developer / Consulatants. The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor* appointed by Developer/Engineer, the assumption ofthe 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 the Cost of completion of thc aforesaid project under reference at Rs. **162099882.00** (Total of Table A and B) at the time of Registration. The estimated Total Cost ofproject is with reference to thc Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works,as per specifications mentioned in agreements of sale and for the purpose of the obtaining occupation certificate / completion certificate for the Building(s) /Wing(s)/ Layout /Plotted Development from the **NAGPUR MUNICIPAL CORPORATION (NMC)** being the Planning Authority under whose jurisidiction the aforesaid project is being implemented.

4.The Estimated Cost incured till date is calculated at Rs. **72119122.00** (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 Complition of internal & external works, as per specification mentioned in agreement of sale, of the Project is estimated at Rs **89980760.00** (Total of Table A and B)

6. I certify that the Cost of the Civil, MEP and allied works the for the apartments and proportionate ate internal & external works,as per specification 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

Building/ Wing /Layout Plotted Development bearing Number :ASTERIA RESIDENCES/NA

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout Plotted Development as on date of Registration is	152509763.00
2	Cost incurred as on date of certificate	62529003.00
3	Work done in Percentage (as Percentage of the estimated cost)	41.00
4	Balance Cost to be Incurred**(Based on Estimated Cost)	89980760.00
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	0

Building/ Wing /Layout Plotted Development bearing Number :EAST SIDE-BUNGLOW/NA

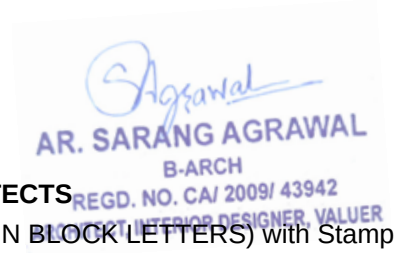
Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout Plotted Development as on date of Registration is	9590119.00
2	Cost incurred as on date of certificate	9590119.00
3	Work done in Percentage (as Percentage of the estimated cost)	100.00
4	Balance Cost to be Incurred**(Based on Estimated Cost)	0
5	Cost Incurred on the Additional/Extra items not included in the Estimated Cost (Table-C)	0

Table B

Internal and External Development Works in respect of the Registered Phase

Sr. No. (1)	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing/Layout Plotted Development 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 the Additional/Extra items not included in the Estimated Cost (Tablc -C)	

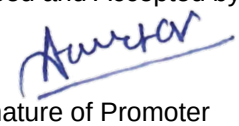
Yours Faithfully



AGRASEN ARCHITECTS
Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer
[Not Less than bachelor's Degree Holder or equivalent as per Scction 2(u) of thc Act]

Local Authority license no. **CA/2009/43942** (if applicable)

Date of Certificate:10/04/2026
Agreed and Accepted by:



Signature of Promoter
Name: SAI AARNAV REALTY PRIVATE LIMITED
Date:10/04/2026

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 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 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 are 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 Total Cost)