Associated Structural Engineers LLP

info@asc.org.in
022 2081 20 84
+91 - 8976072223
www.asc.org.in
LLPIN AAY-5439

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)

ASC/2787/K023/10/2025 Date: - 04.10.2025

To,
The Sab Ventures
Regency Park, Opp Radhakrishna
Mandir,Hajimalang road , Chakki Naka,
Netivali, Kalyan (E) 421306.

Subject: - Certificate of Cost Incurred for Development of **Regency Park, Phase II, Building No-F** having MahaRERA Registration Number **P51700056270** (Only Applicable after project Registration) being developed by **The Sab Ventures**.

Sir.

1. I Mr. Umesh Joshi Partner of Associated Structural Engineers LLP have undertaken assignment of certifying Estimated Cost for **Regency Park, Phase II, Building No-F** having MahaRERA Registration Number **P51700056270** (Only Applicable after project Registration being developed by **The Sab Ventures**.

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 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.

Associated Structural Engineers LLP

info@asc.org.in
022 2081 20 84
+91 - 8976072223
www.asc.org.in
LLPIN AAY-5439

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 118,78,75,000/-** (Total of Table A and B) at the time of registration. The estimated Total Cost of project is with reference 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 **Kalyan Dombivli Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date is calculated at **Rs. 13,67,00,000/-** (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 at **Rs. 105,11,75,000/-** (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

Building, Wing called **Regency Park, Phase II, Building No-F**

Sr No.	Particulars	Amount (In Rs.)
1.	Total Estimated cost of the Building / Wing / Layout / Plotted Development as on date of Registration is	Rs. 115,22,38,750/-
2.	Cost incurred as on date of certificate 30.09.2025.	Rs. 13,67,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	11.86%
4.	Balance Cost to be Incurred as on 30.09.2025 (Based on Estimated Cost)	Rs. 101,55,38,750/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	NIL

Associated Structural Engineers LLP

info@asc.org.in
022 2081 20 84
+91 - 8976072223
www.asc.org.in
LLPIN AAY-5439

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. 3,56,36,250/-
2.	Cost incurred as on date of certificate 30.09.2025.	Rs. 0/-
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred as on 30.09.2025(Based on Estimated Cost)	Rs. 3,56,36,250/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	NIL

Yours faithfully,

Associated structural engineers LLP

Mr. Umesh Sharad Joshi
Registration No. STATE/R/2024/APL/10969
Partner

Agreed and Accepted by:

For SAB VENTURES

The Sab Ventures

Partner

Partner
Name: Mr. Murtuza N Bhetasiwala
Date:04/10/2025

Associated Structural Engineers LLP

info@asc.org.in
022 2081 20 84
+91 - 8976072223
www.asc.org.in
LLPIN AAY-5439

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
1.	_____	
2.	_____	