01 Nutan Deep Apt., Dr. Mujumdar Road,
New DP Road, Katrap, Badlapur (E) – 421503
aadharengineers1@gmail.com
www.aadharengineers.com

FORM - 2
ENGINEER'S CERTIFICATE

DATE - 30/10/2025

To,
M/S. SAI AANGAN RESIDENCY
THROUGH IT'S PARTNER: - SHRI. DHIREN J PARMAR & OTHER 1.
P.H.A OF SHRI. SAMBHAJI D SHINDE & OTHER 7.
Plot No.16, Vedant Bunglow, Jagruti Lane,
Vadavali Section, Ambernath East. 421501.

SUBJECT: Certificate of cost incurred for development of the Project named as "**SAI AANGAN RESIDENCY"** having MahaRERA Registration Number- P51700056315 being developed by **M/S. Sai Aangan Residency**.

Dear Sir,
1. I Smitkumar Velani, Partner of Aadhar Engineers, have Undertaken Assignment of Certifying Estimated Cost for "**SAI AANGAN RESIDENCY**" MahaRERA Registration Number- P51700056315 being developed by **M/S. Sai Aangan Residency**.

1. Following technical professionals are appointed by Owner / Promoter:-
(i) M/s. Dipesh Dicholkar as L.S. / Architect. For Acotech Consultants Pvt. Ltd.
(ii) M/s. Smitkumar Velani as Structural Consultant. For Aadhar Engineers.
(iii) Shri. Pankaj Bhambure as Site Supervisor.

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. Our estimated cost calculations are based on the drawings / plans made available to us for the project under reference by the developer. The schedule of items and quantity required for the entire work as calculated by Mr. Smitkumar Velani quantity engineer appointed by developer / engineer, and the assumption of the cost of material, labor 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. **05,23,98,000**/- (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 the purpose of obtaining occupation certificate/ completion certificate for the building(s) / wing(s) /layout / plotted development from the **KBMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **3,33,13,320**/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated based of amount of total estimated cost.

5. The Balance Cost Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of the project is estimated at Rs. **01,90,84,680**/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for apartments of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

AADHAR
ENGINEERS
STRUCTURAL DESIGNERS & PROJECT CONSULTANTS

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TABLE A

Sai Aangan Residency (Basement + Gr. /stilt + 7 Upper Story)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building / wing as on date of registration is	Rs. 4,50,18,000/-
2	Cost incurred as on date of certificate	Rs. 3,33,13,320 /-
3	Work done in Percentage (As Percentage of the estimated cost)	74.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,17,04,680/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table - C)	Rs. NIL

TABLE B

(Internal & external development works in respect of the registered phase)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of Internal and External Development work including amenities and Facilities in the layout as on date of Registration is	Rs. 73,80,000/-
2	Cost incurred as on date of certificate	Rs. 0 /-
3	Work done Percentage (As Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 73,80,000/-
5	Cost Incurred on Additional/Extra Items as not included in the Estimated Cost (Table - C)	Rs. NIL

Agreed and Accepted by:

Yours Faithfully,

Smitvelani.

AADHAR ENGINEERS
SMITKUMAR VELANI (B.E. CIVIL)
STATE/R/2022/APL/01933

Signature of Promoter
Name: M/S. SAI AANGAN RESIDENCY.
Date: 30/10/2025