Aniruddha Consultant
R.C.C.Consultant Structural Engineer
Lic. No. : STATE/R/2023/APL/06461
Ganesh R. Akadkar
B.E. (Civil), A.M.I.E.

E-mail : aniruddhaconsultant@hotmail.com
Mob. : 9820845318

Address:-301/A, Samarth Palace, Ram Nagar, Dombivali (E)-421201.

ENGINEER'S CERTIFICATE
FORM - 2

Date :-31/12/2025

To
M/s. Sai Ganesh Enterprises
A-9,Balkrishna Apt,
Gupte Road,
Dombivli (W)-421202,
Tal. Kalyan, Dist. Thane.

Subject :-Certificate of Cost Incurred for Development of Building known as"SAI MAULI" Second phase of the building No.2, A & B wings [Maha RERA Registration Number - **P51700076648** situated on the plot bearing On Plot No..83,84,85, Plot Bearing Old S.No.187/1 To 10(PT) &190/11(PT), New S.No.351,352,353 amalgamated with S.No.190/9/A,190/9/B,10, 10/B,12(PT) Mouje :- Titwala, Tal – Kalyan, Dist – Thane. Building plan sanctioned by Kalyan Dombivli Municipal Corporation vide their sanction no . KDMC/TPD/BP/KD/2021-22/02/397 dated – 22.03.2024 admeasuring approximate 6595.69 Sq as per area property card being developed by M/s. Sai Ganesh Enterprises.

Ref: RERA Registration Number **P51700076648**
Sir,
We M/s. Aniruddha Consultant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA, being Building known as"SAI MAULI " Second phase of the building No.2, A & B wings [Maha RERA Registration Number - **P51700076648**] situated on the plot bearing On Plot No..83,84,85, Plot Bearing Old S.No.187/1 To 10(PT) &190/11(PT), New S.No.351,352,353 amalgamated with S.No.190/9/A,190/9/B,10, 10/B,12(PT) Mouje :- Titwala, Tal – Kalyan, Dist – Thane. Building plan sanctioned by Kalyan Dombivli Municipal Corporation vide their sanction no . KDMC/TPD/BP/KD/2021-22/02/397 dated – 22.03.2024 admeasuring approximate 6595.69 Sq as per area property card being developed by M/s. Sai Ganesh Enterprises.

Following technical professionals are appointed by Owner I Promoter :-

1) **M/s. A.S.DASTANE & ASSOCIATES** as Architect;
2) **M/S ANIRUDDHA CONSULTANT (Ganesh R.Akadkar)** as Structural Consultant
3) **MEP Consultant** not appointed yet because **In house Staff of Developer**
4) **AJINKYA WALEKAR** as Quantity Surveyor

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1) 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 calculations are 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 **AJINKYA WALEKAR** quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost ofmaterial, labour and other inputs made by developer, and the site inspection carried out by us.

2) We estimate Total Estimated Cost (with full F.S.I. potential) of completion of the building(s) of the aforesaid project under reference as **Rs. 21,00,00,000/-**(Total of Table A-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 **K.D.M.C.** being the Planning Authority under whose jurisdiction the a fore said project is being implemented.

3) The Estimated Cost Incurred till date **31/12/2025** is calculated as **Rs. 13,50,00,000 /-** (Total of **Table A-B**) The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

4) 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 **K.D.M.C.** (planning Authority) is estimated at **Rs. 7,50,00,000/-**(Total of Table A-B).

5) 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

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TABLE - A

Building bearing called as 'SAI MAULI" Building No.2 (A WING)

Sr. No.	Particulars	Amounts
1	Total Estimated cost (with full F.S.I. potential) of the Building/Wing/Layout/Plotted Developments as on 27/03/2024date of Registration is	Rs. 10,50,00,000/-
2	Cost incurred as on date of Certificate Date :-31/12/2025	Rs. 10,00,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	95.24%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 50,00,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. N.A/-

Building bearing called as 'SAI MAULI" Building No.2 (B WING)

Sr. No.	Particulars	Amounts
1	Total Estimated cost (with full F.S.I. potential) of the Building/Wing/Layout/Plotted Developments as on 27/03/2024date of Registration is	Rs. 10,00,00,000/-
2	Cost incurred as on date of Certificate Date :-31/12/2025	Rs. 3,50,00,000 /-
3	Work done in Percentage (as Percentage of the estimated cost)	35.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 6,50,00,000/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	Rs. N.A/-

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TABLE –B

Internal and External Development Works in respect of the Registered Phase

Sr. No		Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on **27/03/2024** date of Registration is	**Rs. 50,00,000/-**
2	Cost incurred as on date of Certificate Date :-**31/12/2025**	**Rs. N.A/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**0.00 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs. 50,00,000/-**
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	**Rs. N.A/-**

Yours Faithfully

G. R. Akadkar

(Ganesh R.Akadkar)
Consulting Structural Engineer
License No.- **STATE/R/2023/APL/06461**

G. R. Akadkar

ANIRUDDHA CONSULTANT
R.C.C. Structural Engineers
Ganesh R. Akadkar
State Licence No.:
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Agreed and Accepted by:
Signature of Promoter

Name :

Date :