Manoj Sharma B.E.(CIVIL), MIE, FIV
Managing Partner
Mob : 9833198383 / 8108927255
Registered Valuer Under Wealth Tax Act, Companies Act, Black Money Act. Section - 132

Professional Qualification :
Chartered Engineer | Structural Engineer
Panel Valuer For Many Nationalized & Private Sector Bank

Universal Consultants & Valuers LLP.
Office No. 203, 2nd Floor, Ashar 16, Bellezza, Road No.16, Wagle Estate, Thane (W) - 400604
Email :- ucvllp@gmail.com / mkssharma1975@gmail.com | Website : universalvaluers.com
Our Branches : Bhayander, Pune, Jaipur.

Annexure- B

FORM-2

INDEPENDENT CHARTERED ENGINEER'S CERTIFICATE

Date : - 31-Dec-2025

To,
SACVIR REALTORS LLP,
Plot No. 182 - D, Sector — 17, Nerul, Navi Mumbai -400706.

Subject: Certificate of Cost Incurred for Development of Continental Signature being developed by Sacvir Realtors LLP. Having MahaRERA Registration number P51700077334 situated on the plot no 182-D. sector-17, Nerul, Navi Mumbai, Maharashtra, admeasuring about 2659.78 sq.mt, of area being developed by SACVIR REALTORS LLP

1. I Manoj Kumar Sharma Chartered Engineer have undertaken assignment of certifying estimated Cost for Continental Signature being developed by Sacvir Realtors LLP.
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 calculation is based on the drawings/plans made available to us for the project under reference by the Developer/Consultant. The Schedule of items and quantity required for the entire work as calculated by me who was 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.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 44,88,52,360/-** (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 purposes of obtaining occupation certificate/completion certificate for the building(s)/ Wings(s)/ Layout/ Plotted Development from the NMMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 18,70,12,253/-** (Total of Table A & 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 completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 24,18,40,107/-** (Total of Table A & B).

6. I certify that the cost of the Civil, MEP and allied work for the apartment and proportionate internal & external works, as per specification mentioned in agreement for sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A & B Below:

Building called Continental Signature (to be prepared separately for each Building/Wing/ Layout/Plotted Development of the Real Estate Project)

TABLE A

Sr. No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/ Wing/ Layout/Plotted Development as on date of Registration is	**43,88,52,360/-**
2	Cost incurred as on date of certificate	**18,65,12,253/-**
3	Work done in Percentage (as Percentage of the Estimated cost)	**42.50%**
4	Balance Cost to be Incurred**(Based on Estimated cost)	**25,23,40,107/-**
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Table-C)	Nil

TABLE B

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	**1,00,00,000/-**
2	Cost incurred as on date of certificate	**5,00,000/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**5%**
4	Balance cost to be Incurred ** (Based on Estimated Cost)	**95,00,000/-**
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Table-C)	Nil

Yours Faithfully

Manoj Kumar Sharma

Name of Chartered Engineer



Signature of Chartered Engineer

Note:

1. The scope of work to complete the entire real estate project as per drawings approved from time to time to obtain Occupation certificate/ Completion Certificate, based on current rules and regulations

2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work based on available information made available to independent Chartered Engineer.

3. 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 specification are indicative and not exhaustive.

Notes:

1. These estimate / cost to complete is based on taxation prior to GST impact. Based on the revised taxation, overall cost for the project may vary and shall be provided in due course upon revisions with individual vender contractors

2. Above cost excludes all soft costs such as approval costs, developer's overhead, land and associated costs, consultant's cost, project finance cost, marketing & sales, administrative expenses, general development cost overhead and developer's contingency/ project contingency. Escalation considered in above estimate is as per developer's assumptions.

3. Total common area cost is bifurcated as per plot area given by Developer.

Annexure – A

List of Extra / Additional Items executed with cost

Not Applicable currently

Dated – 31-Dec-25