REFERENCE NO:

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 the Designated Account – Project wise)

Date: 03/01/2026

To,
SD Corporation Private Limited
70, Nagindas Master Road,
Fort, Mumbai – 400023

Subject: Certificate of Cost Incurred for Construction of Building No. 5 SIENNAA WING E –for Construction of 1 building(s) (MahaRERA Registration Number _____) situated on the Plot bearing CTS No. 840 A/1 demarcated by its boundaries (latitude and longitude of the end points) ____ to the North ____ to the South _____ to the East _____ to the West of Division Konkan Village Poisar Taluka Borivali District Mumbai PIN 400101 admeasuring 15030.00 sq.mts. area being developed by SD Corporation Private Limited

Ref: MahaRERA Registration Number __P51800019677

Sir,
I __Aaba Borse have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building(s) SIENNAA Wing E situated on Plot bearing CTS No. 840 A/1 of Division Konkan Village Poisar Taluka Borivali District Mumbai PIN 400101 admeasuring 15030.00 sq.mts. area being developed by SD Corporation Private Limited.

1. Following technical professionals are appointed by Owner / Promoter:

   i. Shri Prashant Mayekar as Architect
   ii. M/s JW Consultants LLP as Structural Consultant
   iii. M/s C & G Building Consultancy Pvt. Ltd. as MEP Consultant
   iv. Shri Ramesh Birajdar as Quantity Surveyor

2. 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 Ramesh Birajdar quantity Surveyor* appointed by the Developer / Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

REFERENCE NO:

3. We estimate Total Estimated Cost of Completion of the building(s) of the aforesaid project under reference as Rs. 41,24,04,593/- (Total of Table A and 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 MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 34,14,19,441 /- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied Works of the Building(s) of the subject project to obtain Occupancy Certificate / Completion Certificate from MCGM (planning authority) is estimated at Rs. 7,09,85,152/- (Total of Table A and B).
6. 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:

Table A

Building / Wing bearing Number _____ or called _____

(to be prepared separately for each Building / Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building / wing as on date of Registration is	Rs. 41,24,04,593/-
2.	Cost incurred as on 31st Dec 25 (based on the Estimated Cost)	Rs. 34,14,19,441 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	82.79%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,09,85,152/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____-_____/-

Table B

(to be prepared for the entire registered phase of the Real Estate Project)

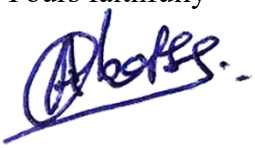
Sr. No.	Particulars	Amounts

SD Corporation Pvt. Ltd.
An ISO 9001 : 2008 certified company
CIN: 70109MH1998PTC116091
Address: SP Center, 41 / 44, Minoo Desai Marg, Colaba, Maharashtra, Mumbai - 400 005
Registered Office: Nagindas Master Road, Fort Mumbai - 400 023. Phone: +91 22 6787 2222 | Website: www.sdcorp.in

REFERENCE NO:

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. _____/-
2.	Cost Incurred as on 31st Dec 25 (based on the Estimated Cost)	Rs. _____/-
3.	Work done in Percentage (as Percentage of the estimated cost)	_____%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. _____/-
5.	Cost Incurred on Additional / Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-

Yours faithfully



Shri. Aaba Borse
(License No.: Sup/Grade I:840025345)

*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate / Completion Certificate.
2. (*) Quantity Survey can be done by the 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work
4. 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.
5. All components of work with specifications are indicative and not exhaustive.

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