RAJU H. J

Riddhi Siddhi Apartment ,A-704,Sector 5,Ulwe Navi Mumbai -410206

Annexure B
FORM II
[see Regulation 3]
ENGINEER'S CERTIFICATE

Date : 15-10-2025

To,

M/s. Satguru Corporate Services Pvt. Ltd.
5th Floor, Sunteck Centre,
37-40 Subhash Road, Vile Parle (East),
Mumbai - 400057
Tel: +91-22- 42877800

Subject : Certificate of Cost Incurred for Development of **4TH Avenue Sunteck City** having MahaRERA Registration Number **P51800023072** being developed by **M/s. Satguru Corporate Services Pvt. Ltd.**

1. I/We Shri **Mr. Raju H. J** have undertaken assignment certifying Estimated Cost for **4TH Avenue Sunteck City** having MahaRERA Registration Number **P51800023072** being developed by **M/s. Satguru Corporate Services Pvt. Ltd.**

2. We have estimated the cost of Civil, MEP and allied work required for completion of the apartment and proportionate completion of internal & external work of the project as per specification 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/Consultant the schedule of item and quantity required for the entire work as calculated by Shri **Mr. Raju H. J** 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 a ascertain /confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. **338,94,87,100 /-** (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 purpose of obtaining occupation certificate /completion certificate for Building(s) /Wing(s)/Layout/Plotted Development from the **Mumbai Metropolitan Region Development Authority (MMRDA)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **338,69,87,100 /-** (Total of Table A and 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. **25,00,000 /-** (Total of Table A & 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 competed on the date of this certificate is as given in Table A and B below:

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TABLE A

Building: **4TH Avenue Sunteck City Tower A**

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 150,67,24,383 /-
2.	Cost incurred as on date of certificate	Rs. 150,57,24,383 /-
3.	Work done in Percentage (as Percentage of the estimated cost)	99.93 %
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 10,00,000 /-
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	NIL

Building: **4TH Avenue Sunteck City Tower B**

Sr. No.	Particulars	Amount (In Rs.)
6.	Total Estimated Cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	Rs. 151,00,92,717 /-
7.	Cost incurred as on date of certificate	Rs. 150,85,92,717 /-
8.	Work done in Percentage (as Percentage of the estimated cost)	99.90 %
9.	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 15,00,000 /-
10.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table-C)	NIL

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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including a amenities and Facilities in the layout as on date of Registration is	Rs. **37,26,70,000 /-**
2.	Cost incurred as on date of certificate	Rs. **37,26,70,000 /-**
3.	Work done in Percentage (as Percentage of the estimated cost)	**100.00 %**
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	**NIL**
5.	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table –C)	**NIL**

Yours Faithfully,

RAJU H. J. MUMBAI 98024

Mr. Raju H. J

Signature & Name (IN BLOCK LETTERS) with Stamp of Engineer

[Not Less than Bachelor's Degree Holder or equivalent as per Section 2(u) of the Act]

Local Authority license no. _____(If applicable)

Agree and Accepted by:

Name : **M/s. Satguru Corporate Services Pvt. Ltd.**

Date: 15/10/2025

SATGURU CORPORATE SERVICES PVT. LTD. MUMBAI

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications in agreement of sale.
2. (*) Quality survey can be done by office of Engineer or can be done by an independent Quality Surveyor, whose certificate of quality calculated can be relied upon by the Engineer. In case of independent quality 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 quality calculated should be mentioned at the place marked (*)

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3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quality required / escalation of cost etc. 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 specifications are indicative and not exhaustive.
5. Place specify if there are any deviations /qualifications. Example: Any deviations in input material 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 Item	Amount (In Rs.)