B.S. SURESHKUMAR
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B-138, Nahar & Seth Ind. Estate,
Pannalal Compound, L.B.S. Marg.
Bhandup (W), Mumbai 400 078.

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 30/06/2026

To,
M/s. Shree Sai Enterprises,
2nd Floor, 201, Sai Plaza, Jawahar Road,
Khokhani Lane, Opp. Ghatkopar Railway Station,
Ghatkopar East, Mumbai, Mumbai Suburban,
Maharashtra, 400077.

Subject: Certificate of Cost Incurred for Development of "Sai Twin Tower" having Maha RERA Registration No:P51800052553 being developed by M/s. Shree Sai Enterprises.

Sir.

1. I/We, (Sureshkumar B.S.), have undertaken assignment of certifying estimated cost for the project name "Sai Twin Tower".

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 calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The Schedule of items and quantity required for the entire work as calculated by Sureshkumar B.S. Quantity Surveyor / Engineer appointed by Developer/ Engineer, the assumption of the cost of material, labor 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. 31,70,85,000/- (Total of Table A and B) at the time of Registration and at Rs. 35,50,00,000/- as per amended approved plan dated 22.05.2024. Due some unexpected and sudden increase in the overall construction material cost, the revised total estimated cost of the project now is Rs. 40,00,00,000/- and percentage of work done is calculated on that basis. 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

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sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the SRA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented. (For rehab wing from ground floor upto 19thfloor and sale wing from ground floor upto 17thfloor)

4. The Estimated cost incurred till date is calculated at Rs. 36,85,97,174/- (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/shops and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at Rs. 3,14,02,826/- (Total of Table A and 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 completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/Wing/Layout/ Plotted Development bearing number ___or called _____

(To be prepared separately for each Building/Wing/Layout/ Plotted Development of the Real Estate Project)

Sr. No	Particulars	Amount (In Rupees)
1	Total Estimated cost of the Building/Wing/Layout/Plotted Development as of now is = Rs. 40,00,00,000/-	40,00,00,000/-
2	Cost incurred as on date of certificate	36,85,97,174/-
3	Work done in Percentage (as Percentage of the estimated cost)	92.15%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3,14,02,826/-
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	-

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TABLE B

Internal & External Development Works in Respect of the registered phase

Sr. No	Particulars	Amount (In Rupees)
1	Total estimated costs of internal and external development works including amenities and facilities in the layout as on date of registration is	NA
2	Cost incurred as on date of certificate	NA
3	Work done in Percentage (as Percentage of the estimated cost)	NA
4	Balance Cost to be Incurred (Based on Estimated Cost)	NA
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NA

Yours Faithfully,

Sureshkumar B.S.
License Site Supervisor
License No. S/730/SS-1

Agreed and Accepted by:

SHREE SAI ENTERPRISES MUMBAI

Name: M/s. Shree Sai Enterprises,
Date: 30-06-2026.

Table C

List of extra/additional/deleted items considered in costs
(which were not part of the original estimated total costs)

Sr No	List of Extra/Additional / Deleted Items	Amount (In Rupees)
1		
2		