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

Form 2

ENGINEERS'S CERTIFICATE

Date: 30/06/2026

To,
M/s. Shree Sai Realtors,
201 Sai Plaza, Jawahar Road,
Opp. Ghatkopar Railway Station,
Ghatkopar (East), Mumbai – 400 077.

Subject: Certificate of Cost Incurred for Development of Project "Sai Shankar" having Maha. RERA Registration No: P51800054397 (Only Applicable after project registration) being developed by M/s. Shree Sai Realtors.

Sir,

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

2. We have estimated the cost of the Civil, MEP and Allied Works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in agreement of same. 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 the 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, 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 (3,01,940 sq.ft x Rs.3,500/-) Rs.105,67,90,000/- (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 and external works, as per specifications mentioned in agreement of 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.

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4. The Estimated cost incurred till date is calculated at Rs. 31,92,08,810/- (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 and external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. 73,75,81,190/- (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 and 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 Rs)
1.	Total estimated cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	105,67,90,000/-
2.	Cost incurred as on date of certificate	31,92,08,810/-
3.	Work done in percentage (as percentage of the estimated cost)	30.20%
4.	Balance cost to be incurred (Based on Estimated cost)	73,75,81,190/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table C)	

TABLE B

Internal and 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

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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.
Licensed Site Supervisor
License No: S/730/SS-1

Agreed and Accepted by:

SHREE SAI REALTORS MUMBAI

Name: M/s. Shree Sai Realtors.
Date:30.06.2026.

TABLE C

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

Sr. No.	List of External/ Additional/ Deleted Items	Amount in Rupees
1.		
2.		