EPICONS
Building on Principles

FORM – 2

ENGINEER'S CERTIFICATE

Date: 07/04/2025

To,
M/s. Pafilia Spaces LLP.
01,Ground Floor,
Nav-Sharmadham, Sahayog Mandir Road,
Naupada, Thane(W) – 400 602.

Subject: Certificate of Cost Incurred for Development of residential building on plot bearing CTS no. 91B, T.No.15, Mauje Panchpakhadi, Tal. & Dist.- Thane being developed by M/s. Pafilia Spaces LLP. [MahaRERA Registration Number P51700055165]

Sir,

1. We M/s. Epicons Consultants Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for 1 building situated on plot bearing CTS no. 91B, T.No.15, Mauje Panchpakhadi, Tal. & Dist.- Thane being developed by M/s. Pafilia spaces LLP [MahaRERA Registration Number P51700055165]

2. We have estimated the cost of 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 the agreement for 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 items and quantity required for the entire work as calculated by 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 ascertain /confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 7,50,00,000/-** (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 the agreement for sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the Thane Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 6,75,00,000/- (Total of Table A and B)**. The amount of Estimated Cost Incurred is calculated on the base 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 and external works, as per specifications mentioned in the agreement for sale, of the project is estimated at **Rs.75,00,000/- (Total of Table A & B)**.

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal and external works, as per specifications mentioned in the 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

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 7,00,00,000/-
2	Cost incurred as on date of Certificate i.e.31/03/2025	Rs.6,30,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 70,00,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	NIL

TABLE – B

Sr. No.	Particulars	Amounts
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. 50,00,000/-
2	Cost incurred as on date of Certificate i.e. 31/03/2025	Rs.45,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	90%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5,00,000/-
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)	NIL

Yours faithfully,
For **EPICONS CONSULTANTS PVT. LTD.**

ANAND KULKARNI
(DIRECTOR)
Chartered Engineer

EPICONS CONSULTANTS PVT. LTD. 001

Agreed & Accepted by :
For Pafilia Spaces LLP

Designated Partner/Authorised Signatory

PAFILIA SPACES LLP THANE