S. V. PATEL & ASSOCIATES
CONSULTING ENGINEERS • STRUCTURAL DESIGNERS

B-805, D. S. CORPORATE SQUARE,
BEHIND KANARA BUSINESS CENTER,
LAXMI NAGAR, GHATKOPAR (E),
MUMBAI - 400 075.
TELEFAX : 2500 6098, 2500 5219
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FORM-2

REF No.: 1621/22/2025

Date: 10.10.2025

To,
M/S. NILAYA ENTERPRISES
Village – Gajabandhan Patharli
Dombivli (E)421201.

Subject: Certificate of cost incurred of Completion of Construction Work of building Known as **"DEVANSH HEIGHTS"** No. of Building: - One of the Project **"DEVANSH HEIGHTS"** [MahaRERA Registration number- P51700076977] situated on the plot bearing survey no. – 59/ 4/P & Demarcated by its boundaries (latitude and longitude of the end points) Sarvoday garden CHS to the west , Shubham CHS to South , Shrinivasa nilayam to East, Kanchan Kutir CHS to The north of, village Gajabandhan Patharli, Taluka-Kalyan, District Thane, PIN 421201 Admeasuring 493.41 sq.mts. as per 7/12 Extract being developed by M/S. Nilaya Enterprises.

Ref: MahaRERA Registration Number - **P51700076977**

Dear Sir,

1. I, Surendra V. Patel, proprietor of S.V. Patel & Associates have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, for of Construction Work of building Known as **"DEVANSH HEIGHTS"** Situated on the plot bearing survey no. – 59/4/P, village - Gajabandhan Patharli , Taluka - kalyan District Thane, PIN 421201 admeasuring 493.41 sq.mts. as per 7/12 Extract being Developed by M/S. Nilaya Entrerprises .

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 estimatedcost calculations are based on the Drawings/plans made available to us for the project underreference by the Developer and Consultants and the Schedule of items and quantity for the entirework as calculated by Quantity Surveyor appointed by Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and thesite inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 5,75,00,000/-** (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 forthe purpose of obtaining occupation certificate / completion certificate for the building(s) from the KDMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 2,53,00,000/-** (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 Occupation Certificate / Completion Certificate from KDMC (planning Authority) is estimated at **Rs. 3,22,00,000/-** (Total of Table A and B).

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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

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing as on date of Registration is 18.12.2023	Rs. 5,06,00,000/-
2	Cost incurred as on 30.09.2025 (Based on the estimated cost)	Rs. 2,53,00,000/-
3	Work done in Percentage (As Percentage of the estimated cost)	50.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,53,00,000/-
5	Cost Incurred on Additional /Extra Items As on 30.09.2025 not included in the Estimated Cost (Annexure C)	NIL

TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 18.12.2023 Date of Registration is	Rs. 69,00,000/-
2	Cost incurred as on 30.09.2025 (Based on the estimated cost)	Rs. 0.00/-
3	Work done in Percentage (As Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 69,00,000/-
5	Cost Incurred on Additional /Extra Items As on 30.09.2025 not included in the Estimated Cost (Annexure C)	NIL

Yours Faithfully,

S. V. PATEL & ASSOCIATES MUMBAI 400 075.

For S.V PATEL & ASSOCIATES

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Agreed and Accepted by:

Signature of Promoter
M/S. NILAYA ENTERPRISES
Date: 10.10.2025

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 mentioned in agreement of sale.

2. Quantity survey can be done by 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. Balance cost to be incurred (4) may vary from Difference between total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost ect. 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. Please 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 Items	Amount (In Rs.)
1.		
2.		

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