SCS Sihavat Consultancy Services
CIVIL ENGINEERING SERVICES CONSULTANTS
Shop No. 1, Earth View Apartment, 12th Khetwadi Back Road, Mumbai – 400 004.

Annexure – B

FORM-2

ENGINEER'S CERTIFICATE

Date: 3rd Dec 2024

To,
M/s. Deraiya Realtors Pvt. Ltd.
F-97, Kohinoor City Mall,
Premier Road, Off. L.B.S. Marg,
Kurla (W), Mumbai – 400070.

Subject : Certificate of Cost incurred of Development of "**DERAIYA ICONICO**", existing building no. ___ known as **Nehru Nagar Guruprasad C.H.S.L. Bldg. No. 40**" having MahaRERA registration no. P51800023015 being developed by **M/s Deraiya Realtors Pvt. Ltd.**

Sir,

1. I, Nitinkumar Jain, have undertaken assignment of certifying Estimated Cost for "DERAIYA ICONICO" **having MahaRERA registration no. P51800023015** being developed by M/s Deraiya Realtors Pvt. Ltd

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments & proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimate cost calculations are based on the drawings / plans made available to us for the project under reference by the Developer. The Schedule of items and quantity required for the entire work as calculated by Site Supervisor / Quantity Surveyor appointed by Developer, 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 as **Rs. 39,47,67,152/-** (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 the internal & external works, as per specifications mentioned in agreement of sale and for the purpose of

obtaining occupation certificate / completion certificate for the building(s) / Wings(s) / Layout / Plotted development from the Municipal Corporation of Greater Mumbai being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 39,47,67,152/-** (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 specification mentioned in agreement of sale, of the project is estimated at **Rs. 0/-** (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 specification 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 No. 40/Wing / Layout / Plotted Development bearing Number _____ or called DERAIYA ICONICO.

Sr. No.	Particulars	Amount (IN ₹)
1	Total estimated cost of the Building/ Wing/ Layout/ Plotted Development as on Date of Registration is	Rs. 39,47,67,152/-
2	Cost incurred as on date of Certificate	Rs. 39,47,67,152/-
3	Work done in percentage (as percentage of the estimated cost)	100.00 %
4	Balance cost to be incurred (Based on estimated cost)	Rs. NIL/-
5	Cost incurred on Additional/Extra items not included in the Estimated cost (Table C)	NIL

TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No.	Particulars	Amount (IN ₹)
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. NIL
2	Cost incurred as on date of certificate	Rs. NIL
3	Work done in percentage (as percentage of the estimated cost)	0.00%
4	Balance cost to be incurred (Based on estimated cost)	Rs. NIL
5	Cost incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	Rs. NIL

Yours Sincerely

SHAVAT CONSULTANCY SERVICES MUMBAI

Nitinkumar H. Jain
(License No. STR / J / 75)

Agreed and Accepted by:

Derasiya Realtors Pvt. Ltd. Navi Mumbai

Signature of Promoter

Name: ASIF GANIDERAIYA

Date: 03-12-2024

TABLE C

List of Extra / Additional / Deleted Items considered in Cost
(which were not part of the original Estimate of Total Cost)

Sr. No.	Particulars	Amount (IN ₹)
1		NIL
2		
3		
4		