Form -2
[See Regulation- 3]
ENGINEER'S CERTIFICATE

Date – 19/01/2024.

To,

M/s Devakshee Developers Pvt.Ltd
102, 1st Floor, Pournima Darshan,
90 Feet Road, Mulund East, 400 081.

Subject: Certificate of cost incurred for development of "Silver Ark Paradise" for construction of one building situated on the Vakolawala Co-operative Housing Society, Aaram Society road, Santacruz, Mumbai 400 055 emarcated by its boundaries (latitude and longitude of the end points) 9-meter-wide road to the north, Plot No.3067 to the south, Plot No. 2056A to the east, plot no 3052-3053 to the west of Aaram society, Santacruz, Mumbai 400 055, Plot area as per PR Card 762.40 Sq.mt. and lowest Net plot area i.e. 684.04 sq.mt. [761.20 sq.mt. – 77.16 sq.mt (set back)] considered for approval and same area being developed by M/S Devakshee Developers Pvt. Ltd.

Reference: Maha RERA registration number P51800052220

Dear Sir,

I Profiles have undertaken assignment of certifying estimated cost for the Subject Real Estate project proposed to be registered under mahaRera being Silver Ark Paradise situated at Vakolawala Co-operative Housing Society, Aaram Society, Santacruz, Mumbai 400 055.

I. Following technical professionals are appointed by owner ..

- M/S V.V. Associates. (As Architect)
- M/S Profiles. (As Structural Consultant)

2. We have estimated the cost of completion to obtain occupation certificate / completion certificate, of the civil, MEP and allied works of building (s) of project. Our estimated cost calculations are based on the drawings/ Plans made available to us for the project under reference by the developer and consultants and the schedule of item and quantity for the entire work as calculated by quantity surveyor appointed by engineer and the assumption of cost of material, labour and other inputs made by developers, and the site inspection carried out by us.

3. We estimate total estimate cost of completion of building (S) of the aforesaid project under reference as Rs.19,00,00,000/- (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 for the purpose of obtaining occupation certificate / completion certificate for the building from the MCGM being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incur till date is calculated at Rs — 4,06,29,609/- (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 civil, MEP and Allied works of the Building of the subject project to obtain occupation certificate /completion certificate from MCGM being the planning authority is estimated at RS. 14,93,70,391- (Total of Table A and B)

6. I certify that the cost of civil , MEP and allied work for the aforesaid project as completed on the date of this certificate is given in Table A and B Below:

TABLE A Building — Silver Ark Paradise (to be prepared separately for each building/Wing of the Real Estate project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1.	Estimated cost of building /wing as on 19th Jan 2024 date of registration is	19,00,00,000
2.	Cost incurred as on 19th Jan 2024 (base on the Estimated cost)	4,06,29,609
3.	Work done percentage (as percentage of the estimated cost)	21.38%
4.	Balance cost to be incurred (Based on Estimated Cost)	14,93,70,391
5.	Cost incurred on additional "extra Items as on not included in the Estimated cost (Annexure A)	-----

TABLE B

(to be prepared for the entire registered phase of real Estate Project)

Sr.No. (1)	Particulars (2)	Amount (3)
1.	Total Estimated cost of the Internal and External development Works including amenties and facilities in the layout as on 19th Feb 2024 date of registration is	98,00,000
2.	Cost incurred as on 19th Feb 2024 (base on the estimated cost)	0%
3.	Work Done in percentage (as percentage of the estimated cost)	0%
4.	Balance cost to be incurred (based on Estimated Cost)	98,00,000
5.	Cost Incurred on Additional/Extra Items as on Not included in the Estimated Cost (annexure A)	

Yours Faithfully,
For M/s **PROFILES:**

Sanket Mahesh Shah

Digitally signed by Sanket Mahesh Shah
Date: 2024.01.20 18:12:54 +05'30'

SANKET SHAH
Chartered Engineer,
B.E. Civil, M.I.E., M-I.S.S.E.,
M.C.G.M. Reg. No. STR/S/219.