EPICONS
Building on Principles

Annexure – B
FORM – 2
[See Regulation 3]
ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of money from Designated Account – Project Wise)

Date :- 14/04/2025

To,
EKEN CONSTRUCTIONS
602, EKEN HEIGHTS
21ST RD, BANDRA WEST
MUMBAI 400050

Subject :- Certificate of Cost Incurred for Development of THERESE having MahaRERA Registration Number (Only Applicable after project Registration) being developed by Eken Constructions

Sir.

1. We , Epicons Consultants Pvt. Ltd have undertaken assignment of certifying Estimated Cost for "THERESE" having MahaRERA Registration Number (Only Applicable after project Registration being developed by Eken Constructions

2. We have estimated the cost of civil. MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. 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 quantity required for the entire work as calculated by 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.

EKEN CONSTRUCTIONS MUMBAI

EPICONS CONSULTANTS PVT. LTD.
Regd. Office : 401, Jyoti Estate, Near Sanjeevan Hospital, Sahar Road, Andheri (E), Mumbai 400069
8657940371
Head Office : 504, M-Square IT Park, Opp ESIC hospital, Road No. 33, Wagle Estate, Thane (W) 400604
022- 41006216 , 022-44500821
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www.epicons.co.in

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3. We estimate (Total of Table A and B) Rs 10,91,03,600/- at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MFP and Allied works required for completion of the apartments and Proportionated completion of internal & external works, as per specifications mentioned in agreement of sale and for purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / layout / Plotted Development from the ____being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated cost incurred till date is calculated at Rs. 7,75,38,079/-(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials / services and units 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 specifications mentioned in agreement of sale, of the project is estimated To Rs. 3,15,65,521/-(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 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 Development bearing Number 01

(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	10,91,03,600/-
2.	Cost incurred as on date of certificate	7,75,38,079/-
3.	Work done in Percentage (as Percentage of the estimated cost)	71.07%
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	3,15,65,521/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	

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TABLE B

Internal & external Development Works in Respect of the Registered Phase

Sr No.	Particulars	Amounts (In Rs.)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities In the layout as on date of Registration is	10,91,03,600
2.	Cost incurred as on date of certificate	7,75,38,079
3.	Work done in Percentage (as Percentage of the estimated cost)	71.07%
4.	Balance Cost to be Incurred**(Based on Estimated Cost)	3,15,65,521/-
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	

Yours Faithfully

For, Epicons Consultants Pvt. Ltd.

R. D. Deshpande
DIRECTOR
(Reg. No. : STR: 840002005 of 2025-26)

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