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: 11/10/2025

To.
Eken Constructions
602 Eken Heights, 21st Road,
Bandra West, Mumbai - 400050

Subject: Certificate of Cost Incurred for Development of **THERESE** having MAHARERA Registration Number **P51800053034**, being developed by Promoter's Eken Constructions

Sir.

I/We, Epicons Consultants Pvt Ltd have undertaken the assignment of certifying the estimated cost for **"THERESE"** having MAHARERA Registration Number **P51800053034** 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 the 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 the Developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate the Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 34,53,94,842/-** (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 & external works, as per specifications mentioned in agreement of sale and for the 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.

EKEN CONSTRUCTIONS MUMBAI

EPICONS CONSULTANTS PVT. LTD.
Regd. Office : 702, Sunteck Grandeur, S. V. Road, Near Andheri Subway, Andheri West, Mumbai 400058
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Head Office : 504, M Square IT Park, Opp ESIC Hospital, Road No. 33, Wagle Estate, Thane (W) 400604
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4. The Estimated Cost Incurred till date is calculated **at Rs. 26,43,35,659/- (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 specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 8,10,59,183 (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 /Wing / Layout / Plotted Development bearing Number _____or called_____

(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	34,53,94,842
2	Cost incurred as on date of certificate	26,43,35,659
3	Work done in Percentage (as Percentage of the estimated cost)	76.53%
4	Balance Cost to he Incurred (Based on Estimated Cost)	8,10,59,183
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	AMOUNT (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	-
2.	Cost incurred as on date of certificate	-
3.	Work done in Percentage (as Percentage of the estimated	-
4.	Balance Cost to be incurred (Based on Estimated Cost)	-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table —*C)*	-

Yours Faithfully,

For, **Epicons Consultants Pvt. Ltd**

EPICONS CONSULTANTS PVT. LTD. MUMBAI

R. D. Deshpande
DIRECTOR
(License No. : STR/D/64 - 2026-31)

Date of Certificate:

Agreed and accepted by:

EKEN CONSTRUCTIONS MUMBAI

Signature of Promoter Name:

Date: 10/7/26

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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 he 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 I escalation of cost etc. 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 original Estimate of Total Cost)

SR.NO	LIST OF EXTRA/ADDITIONAL/DELETED ITEMS	AMOUNT (IN RS)
1		
2		

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