EPICONS
Building on Principles

Annexure-B

FORM-2 Quarter 4 (Oct 2025- Dec 2025)

[See Regulation 3]

ENGINEER'S CERTIFICATE

Date: 31.12.2025

To.
M/s. Dean Home LLP.
1, Hendre Castle, Gokhale Road (N),
Dadar (W), Mumbai - 400028.

Subject: Certificate of Cost Incurred for Development of "**Varella Mansion**" having Maha RERA Registration Number **P51800053911** beingdevelopedby**M/s. Dean Home LLP.**

Sir,

I, R. D. Deshpande of M/s. Epicons Consultants Pvt. Ltd. have undertaken assignment of certifying Estimated Cost for "**Varella Mansion**" having Maha RERA Registration Number **P51800053911** being developed by **M/s. Dean Home LLP.**

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 R. D. Deshpande Quantity Surveyor* 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.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 20,50,00,000** (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 Brihanmumbai Municipal corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost incurred till date is calculated at **Rs. 6,30,05,260/-** (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. 14,19,94,740/-** (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 given in the Table A and B below:

TABLE A

Building/Wing/Layout/Plotted Development bearing Number **"Varella Mansion"**(to be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr.No.	Particulars	Amount (In Rs. crore)
1.	Total Estimated Cost of the Building/ Wing/ Layout/Plotted Development as on date of Registration is	20,50,00,000/-
2.	Cost incurred as on date of certificate	6,30,05,260/-
3.	Work done in Percentage (as Percentage of the estimated cost)	30.73%
4.	Balance Cost to be incurred** (Based on Estimated Cost)	14,19,94,740/-
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 Rs. crore)
1.	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	NIL
2.	Cost incurred as on date of certificate	NIL
3.	Work done in Percentage (as Percentage of the estimated cost)	NIL
4.	Balance Cost to be Incurred (Based on Estimated Cost)	NIL
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table-C)	NIL

Yours Faithfully,
For, Epicons Consultants Pvt. Ltd

EPICONS CONSULTANTS PVT. LTD. MUMBAI

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

Date of Certificate:
Agreed and accepted by:

DEAN HOME LLP MUMBAI

Signature of Promoter Name: Dean Home LLP
Date: 31.12.2025