

ENGINEERS CERTIFICATE

Date:15/03/2023

To,
DEM Developers LLP
Unit no 85 to 89, 4th Floor,
Aditya Industrial Estate,
Chincholi Bunder, Malad(W),
Mumbai 400064.

Subject : Certificate of Cost Incurred for Development of DEM Icon for Construction of 1 building of the 1st Phase situated on the Plot bearing CTS No 1C/2/27 of Division Mumbai, village Kandivali, District Mumbai PIN 400067 admeasuring 1127.40 sq.mts. area being developed by DEM Developers LLP.

I Anil Tippa have undertaken assignment of certifying Estimated Cost for DEM Icon.

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 Mr. Shaqib Bhati Quantity Surveyor appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developers, 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 34,97,00,000 (Thirty Four Crore Ninety Seven Lakhs Only)** 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 building(s) from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 4,20,555 (Four Lakh Twenty Thousand Five Hundred Fifty Five Only)**. 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 34,92,79,445 (Thirty Four Crore Ninety Two Lakh Seventy Nine Thousand Four Hundred Forty Five Only)**.

6. I certify that the Cost of the Civil, MP 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 1 or called DEM Icon

Sr.No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	Rs 34,97,00,000/-
2	Cost incurred as on date of certificate	Rs. 4,20,555 /-
3	Work done in Percentage (as Percentage of the estimated Cost)	0.12%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 34,92,79,445 /-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	Rs. 0/-

TABLE-B

Internal & External Development Work in respect of the Registered Phase / Project

Sr.No.	Particulars	Amount (In Rs.)
1	Total Estimated Cost of the Building/Wing / Layout Plotted Development as on date of Registration is	Rs. 0/-
2	Cost incurred as on date of certificate	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated Cost)	0%
4	Balance Cost to be Incurred** (Based on Estimated Cost)	Rs. 0/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	Rs. 0/-

Yours Faithfully,

Thanking you



Anil Tippa
(License No SS-I 8400717)