



D.S.Dey

CHARTERED ENGINEER

MBA, B.E (Civil)

FORM 2
ENGINEER'S CERTIFICATE

Date: 18/07/2023

To,

The M/s. P-Square Builders LLP, Pune-06

Subject: Certificate of Cost Incurred for Development of **Nyati Elan South I** [MahaRERA Registration Number **P52100029008**] bearing being developed by **M/s. P-Square Builders LLP**.

Sir,

I **D. S. Dey** have undertaken assignment of certifying Estimated Cost for Nyati Elan South I having MahaRERA Registration Number **P52100029008**, being **04** Building(s) / **H1,H2,H3 & H4** of the Project, situated on Plot bearing **GAT NO. 720,721,723,730,733, AT- WAGHOLI, TAL-HAVELI, PUNE, PIN 412207** admeasuring **7255.00** sq.mts. Area being developed by **M/s. P-Square Builders LLP**.

1. Following technical professionals are appointed by Owner / Promoter:-

(i) M/S Vikas Achalkar. as L.S. / Architect;

(ii) M/s J+W Consultants LLP. as Structural Consultant

(iii) M/s Zopate Electricals Consultants Pvt. Ltd. /S. N. Joshi Consultants Pvt. Ltd as MEP Consultant

(iv) M/s /Shri Vijay Khaire as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the 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 items and quantity for the entire work as calculated by **Mr. Vijay Khaire** as quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 37,13,33,322.00** (Total of Table **A** and **B** Including **GST**). 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(s) from the PMRDA being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 24,81,21,157.00** (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 the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **PMRDA** is estimated at **Rs. 12,32,12,165.00** (Total of Table **A** and **B**).


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6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE –A
Building /Wing bearing Number H1

Sr. No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 04.03.2021 date of Registration is	Rs. 8,02,59,736.00
2	Cost incurred as on - 18.07.2023 (based on the estimated cost)	Rs. 5,57,32,360.68
3	Work done in Percentage(as Percentage of the estimated cost)	69.44 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 2,45,27,375.32
5	Cost Incurred on Additional / Extra Items as on 18.07.2023 not included in the Estimated Cost (Annexure A)	NA

TABLE –A
Building /Wing bearing Number H2

Sr. No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 04.03.2021 date of Registration is	Rs. 8,02,59,736.00
2	Cost incurred as on 18.07.2023 (based on the estimated cost)	Rs. 5,47,05,036.06
3	Work done in Percentage(as Percentage of the estimated cost)	68.16 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 2,55,54,699.94
5	Cost Incurred on Additional / Extra Items as on 18.07.2023 not included in the Estimated Cost (Annexure A)	NA

TABLE –A
Building /Wing bearing Number H3

Sr. No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 04.03.2021 date of Registration is	Rs.8,02,59,736.00
2	Cost incurred as on 18.07.2023 (based on the estimated cost)	Rs. 6,59,65,477.02
3	Work done in Percentage(as Percentage of the estimated cost)	82.19 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 1,42,94,258.98
5	Cost Incurred on Additional / Extra Items as on 18.07.2023 not included in the Estimated Cost (Annexure A)	NA



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TABLE -A

Building /Wing bearing Number H4

Sr. No	Particulars	Amount
1	Total Estimated cost of the building/wing as on 04.03.2021 date of Registration is	Rs. 8,02,59,736.00
2	Cost incurred as on 18.07.2023 (based on the estimated cost)	Rs. 6,55,32,074.44
3	Work done in Percentage(as Percentage of the estimated cost)	81.65 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 1,47,27,661.56
5	Cost Incurred on Additional / Extra Items as on 18.07.2023 not included in the Estimated Cost (Annexure A)	NA

TABLE - B

Project – NYATI ELAN SOUTH I

Sr. No	Particulars	Amount
1	Total estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 04.03.2021 date of Registration is	Rs. 5,02,94,378.00
2	Cost incurred as on 18.07.2023 (based on the estimated cost)	Rs. 61,86,208.49
3	Work done in Percentage(as Percentage of the estimated cost)	12.30 %
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 4,41,08,169.51
5	Cost Incurred on Additional / Extra Items as on 18.07.2023 dnot included in the Estimated Cost (Annexure A)	NA

Yours Faithfully



Signature of Engineer

(Licence No.....)

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Agreed and Accepted by:

M/s. P-Square Builders LLP.



Signature of Promoter

Name: D S Day

Date: 18.07.23



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 be 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 / 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.

5. All components of work with specifications are indicative and not exhaustive.

6. 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 the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional / Deleted Items	Amount (In Rs.)
1		
2		