

# PRASHANT KHINVASARA

1 MODOBAUG COMMERCIAL, SHIVAJINAGAR PUNE 411016  
Mob No- 9881408944

E mail- prashant.pune@malpani.com

## ANNEXURE B

### FORM – 2

#### ENGINEER'S CERTIFICATE

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

To

Date:31/05/2024

#### MALPANI ESTATES,

1 Modibaug Commercial;  
Ganeshkhind Road; Shivaji Nagar;  
Pune 411016

**Subject**-Certificate of Cost Incurred for development as on 31<sup>st</sup> May 2024 of **M SOUL STRINGS WING C** having MahaRERA Registration number- **P52100055678** (only applicable after project registration) being developed by **MALPANI ESTATES**.

Sir,

I, **PRASHANT KHIVANSARA**, have undertaken assignment as of certifying Estimated cost of **M SOUL STRINGS WING C** having MahaRERA Registration number- **P52100055678** (only applicable after project registration) being developed by MALPANI ESTATES.

2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and 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 and Consultant. The Schedule of times and quantity for the entire work as calculated by **PRASHANT KHIVANSARA**-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 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. 1,107,002,222 /-** (Total of Table A and Table B) at the time of the 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 and external works as per specifications mentioned in the agreement of Sale and the purpose of obtaining Occupation Certificate/ Completion certificate the building(s) /Wing (s)/

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Layout(s)/Plotted Development from the **PMC (PUNE 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.1,85,000,000/-** (Total of Table A and Table 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 of the apartments and proportionate completion of internal and external works as per specifications mentioned in agreement of Sale, of the Project is estimated at **Rs. 922,002,222/-** (Total of Table A and Table B)

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate completion of internal and external works as per specifications mentioned in agreement of Sale is as given in Table A and B Below.

**TABLE – A**

**Building / Wing /Layout /Plotted Development bearing Number M SOUL STRINGS WING C 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 | 750,174,686     |
| 2       | Cost incurred as on date of Certificate                                                            | 10,000,000      |
| 3       | Work done in Percentage<br>(As Percentage of the estimated cost)                                   | 1.33%           |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                           | 740,174,686     |
| 5       | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table-C)             | -               |

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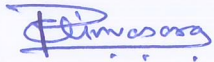
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TABLE – B

Internal and 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 | 356,827,536     |
| 2       | Cost incurred as on date of Certificate                                                                                                            | 175,000,000     |
| 3       | Work done in Percentage<br>(as Percentage of the estimated cost)                                                                                   | 49.04%          |
| 4       | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                           | 181,827,536     |
| 5       | Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table C)                                                             | -               |

Yours Faithfully,



**For PRASHANT KHIVANSARA**

Authorized Signatory.

Agreed and Accepted by-



Signature of Promoter

Name: **MALPANI ESTATES**

Through Authorized Signatory Mr. Nitin Prakash Jadhav

Date: 31-05-2024



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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 be mentioned at the place marked (\*)
3. (\*\*) Balance Cost to be incurred (4) may vary from difference between Total estimated Cost (I) 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.
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 the original Estimated of Total Cost)

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