

# VIKAAS G SHARMA (DCE)

Shop No. 007, Sunbird Building, Pranjee Garden City, Katrap, Badlapur (E). P.H. email: vikaasgsharma@gmail.com

## Annexure-B

### FORM-2 [see Regulation 3]

#### ENGINEER'S CERTIFICATE

Date: 10<sup>th</sup> April, 2025

To,

M/s. Pranjee Properties pvt. Ltd.,  
Office at 201, Jollitha complex,  
N.B. Patil marg, Near Maitri park,  
Chembur, Mumbai-400071

Subject: Certificate of Cost insured for development of Pranjee Garden City Phase - III of Building B - wing known as "OLIVE" of the Project situated on the subdivided Plot no.5 of survey no. 33, 34, 35 Hissa no.1/1, 1/2, 1/3, 1/4, Hissa no. 2 and Hissa no. 3, survey no. 36 Hissa No. 1/1 &2, Survey no. 37, Survey No. 38 Hissa No. 7, 8/1 & 8/2, Survey no. 39 & Survey no. 43/B demarcated by its boundaries (latitude and longitude of the end points) (19.171179, 73.230038), 15 M Wide DP Road to the North, Existing Culvert to the South, Existing Culvert to the East, Plot no. 4 to the West, of Division Konkan, Village Bellavali, Badlapur (MCI), Taluka Ambarnath, District Thane PIN\_421503 admeasuring 9801.25 sq. mts. area being developed by Pranjee Properties Pvt. Ltd. Having MAHARERA No. P51700025487

Sir,

1. I Vikaas G Sharma have undertaken assignment of certifying Estimated Cost for the Subject Real Estate project Pranjee Garden City Phase - III of Building B - wing known as "OLIVE" of the Project situated on the subdivided Plot no.5 of survey no. 33, 34, 35 Hissa no.1/1, 1/2, 1/3, 1/4, Hissa no. 2 and Hissa no. 3, survey no. 36 Hissa No. 1/1 &2, Survey no. 37, Survey No. 38 Hissa No. 7, 8/1 & 8/2, Survey no. 39 & Survey no. 43/B demarcated by its boundaries (latitude and longitude of the end points) (19.171179, 73.230038), 15 M Wide DP Road to the North, Existing Culvert to the South, Existing Culvert to the East, Plot no. 4 to the West, of Division Konkan, Village Bellavali, Badlapur (MCI), Taluka Ambarnath, District Thane PIN\_421503 admeasuring 9801.25 sq. mts. area being developed by Pranjee Properties Pvt. Ltd. . Having MAHARERA No. P51700025487

2. I 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 Vazirani 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.

Vikas G. Sharma  
Signature

# VIKAAS G SHARMA (DCE)

Shop No. 007, Sunbird Building, Pranjee Garden City, Katrap, Badlapur (E). P.H. email: vikaasgsharma@gmail.com

3. I estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 28,19,99,836/- (Total of Table A and B). 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 Kulgaon Badlapur Municipal Council being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 16,72,42,275/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost. Estimated cost incurred is calculated on the basis of input material/services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of apartments and proportionate completion of internal and external works, as per specification mentioned in agreement of sale, of the project is estimated at Rs. 11,47,57,561/- (Total of Table A and 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 specification mentioned in agreement of sale, of the aforesaid of the projects as completed on the date of this certificate is as given in Table A and Table B below:

TABLE A

Pranjee Garden City Phase - III of Building B - wing known as "OLIVE" of the Project situated on the subdivided Plot no.5 of survey no. 33, 34, 35 Hissa no.1/1, 1/2, 1/3, 1/4, Hissa no. 2 and Hissa no. 3, survey no. 36 Hissa No. 1/1 &2, Survey no. 37, Survey No. 38 Hissa No. 7, 8/1 & 8/2, Survey no. 39 & Survey no. 43/B demarcated by its boundaries (latitude and longitude of the end points) (19.171179, 73.230038), 15 M Wide DP Road to the North, Existing Culvert to the South, Existing Culvert to the East, Plot no. 4 to the West, of Division Konkan, Village Bellavali, Badlapur (MCI), Taluka Ambarnath, District Thane PIN\_421503 admeasuring 9801.25 sq. mts. area being developed by Pranjee Properties Pvt. Ltd.

Sr No.	Particulars	Amount (Rs)
1	ESTIMATED COST OF BUILDING AS ON 11/3/2020	26,69,99,836/-
2	COST INCURED TILL 31/03/2025	16,60,42,275/-
3	WORK DONE IN % TILL 31/03/2025	62.18%

V/G  
Vikas

# VIKAAS G SHARMA (DCE)

Shop No. 007, Sunbird Building, Pranjee Garden City, Katrap, Badlapur (E). P.H. email: vikaasgsharma@gmail.com

4	BALLANCE COST TO BE INCURED	10,09,57,561/-
5	COST INCURED ON ADDITIONAL/ EXTRA ITEMS ( Table -C)	Nil

TABLE B

## External Development Work in respect of the Registered Phase

Sr No.	Particulars	Amount (Rs)
1	ESTIMATED COST OF Internal and External Development work of BUILDING AS ON 11/3/2020	1,50,00,000/-
2	COST INCURED TILL 31/03/2025	12,00,000/-
3	WORK DONE IN % TILL 31/03/2025	8%
4	BALLANCE COST TO BE INCURED	1,38,00,000/-
5	COST INCURED ON ADDITIONAL/ EXTRA ITEMS ( Table -C)	Nil

Yours Faithfully,

VIKAAS G SHARMA

(Engineer)

Agreed and Accepted By

Signature of Promotor

For PRANJEE PROPERTIES PVT. LTD.

Pranjee Properties Pvt Ltd  
Director

# VIKAAS G SHARMA (DCE)

Shop No. 007, Sunbird Building, Pranjee Garden City, Katrap, Badlapur (E). P.H. email: vikaasgsharma@gmail.com

Director

Note:

1. The Scope of work is to complete Registered Real Estate Project as per drawing approved from time to time and as per specifications mentioned in agreement of sale.
2. The 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( Not Applicable) 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 Vijay Vazirani
3. The balance cost to be incurred (4) many 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 Extate Project will result in Amendment of the cost Incurred/ to be incurred.
4. All components of work with specification 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 Iteams considered in cost

SR. NO.	List of Extra/ additional/deleted items	Amount
1	Non	Nil

11K<sup>202</sup>  
11K<sup>203</sup>