

FORM-2

ENGINEER'S CERTIFICATE

Date: 30-09-2023

To

The Director
Yashada Holdings
Near Govind Yashada Chowk,
Pimple Saudagar,
Pune 411027

Subject: Certificate of cost Incurred for Development of "Yashada Supreme" having MahaRERA Registration Number [P52100032394] (Only Applicable after project Registration) being developed by M/s-Yashada Holdings

Sir,

I **Dimple Chowdhari** have undertaken assignment of certifying Estimated cost for "Yashada Supreme" having MahaRERA Registration Number[P52100032394] (Only Applicable after project Registration) being developed by M/s-Yashada Holdings

2. We have estimated the cost of civil, MEP and Allied works, required for completion of the apartments and proportionate of internal & external works of the projects 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 and the schedule of items and quantity for entire work as calculated by **Rajesh Jujare** 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 the above analysis given to us.

3. We estimate Total Estimated cost of completion of the building(s) of the aforesaid project under reference as **Rs.232,35,04,629/- (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 of internal & external works of the projects as per specifications mentioned in agreement of sale and the purpose of obtaining occupation certificate/completion certificate for the Development from the being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at **Rs. 125,39,13,746/- (Total of Table A and B)**. the amount of estimated cost incurred is calculated on the basis of input materials/servicer used and unit cost of these items

5. The balance cost of completion of the civil, MEP and allied works for the completion of the apartments and proportionate of internal & external works of the projects as per specifications mentioned in agreement of sale., of the project is estimated at **Rs. 106,95,90,882/- (Total of Table A and B)**.

6. I certify that the cost of the civil, MEP and allied work for the apartments and proportionate of internal & external works of the projects as per specifications mentioned in agreements of sale. The aforesaid project as completed on the date of this certificate is as given in Table A & B below

TABLE A

Building A (Ground Floor+1st to 14th Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs.12,04,66,833/-
2	Cost incurred as on (Date of Certificate)	Rs. 84580308/-
3	Work done in percentage (as percentage of the estimated cost)	70.21%
4	Balance cost to be incurred (based on estimated cost)	Rs. 35886524/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building B (Ground Floor+1st to 14th Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs.19,96,60,540/-
2	Cost incurred as on (Date of Certificate)	Rs. 139700717/-
3	Work done in percentage (as percentage of the estimated cost)	69.97%
4	Balance cost to be incurred (based on estimated cost)	Rs. 59959821/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building C (Ground Floor+1st to 14th Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs.18,51,13,180/-
2	Cost incurred as on (Date of Certificate)	Rs. 128177104
3	Work done in percentage (as percentage of the estimated cost)	69.24%
4	Balance cost to be incurred (based on estimated cost)	Rs. 56936075/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building D (Ground Floor+1st to 14^h Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs.11,33,76,271/-
2	Cost incurred as on (Date of Certificate)	Rs. 78206232/-

3	Work done in percentage (as percentage of the estimated cost)	68.98%
4	Balance cost to be incurred (based on estimated cost)	Rs. 35170037/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building E (Ground Floor+1st to 14^h Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs.22,11,20,484/-
2	Cost incurred as on (Date of Certificate)	Rs. 157218993/-
3	Work done in percentage (as percentage of the estimated cost)	70.4%
4	Balance cost to be incurred (based on estimated cost)	Rs. 66101490/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building F (Lower Ground +Upper Ground+1st to 13^h Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs. 209173306/-
2	Cost incurred as on (Date of Certificate)	Rs. 113141680/-
3	Work done in percentage (as percentage of the estimated cost)	54.08%
4	Balance cost to be incurred (based on estimated cost)	Rs. 96031626/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building G (Lower Ground +Upper Ground+1st to 13^h Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs. 182564459/-
2	Cost incurred as on (Date of Certificate)	Rs. 98638245/-
3	Work done in percentage (as percentage of the estimated cost)	54.02%
4	Balance cost to be incurred (based on estimated cost)	Rs. 83926214/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building H (Lower Ground +Upper Ground+1st to 13^h Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs. 187226500/-
2	Cost incurred as on (Date of Certificate)	Rs. 100974155/-

3	Work done in percentage (as percentage of the estimated cost)	53.93%
4	Balance cost to be incurred (based on estimated cost)	Rs. 86252344/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building I (Lower Ground +Upper Ground+1st to 22ND Floor)

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs. 344911444/-
2	Cost incurred as on (Date of Certificate)	Rs. 183902679/-
3	Work done in percentage (as percentage of the estimated cost)	53.31%
4	Balance cost to be incurred (based on estimated cost)	Rs. 161008764/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Building J (Lower Ground +Upper Ground+1st to 22nd Floor)

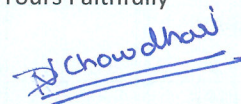
Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs. 214053010/-
2	Cost incurred as on (Date of Certificate)	Rs. 113704198/-
3	Work done in percentage (as percentage of the estimated cost)	53.11%
4	Balance cost to be incurred (based on estimated cost)	Rs. 100348812/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

TABLE B

Development

Sr. No	Particular	Amount
1	Total Estimated cost of building/wing Plotted Development as on 30-09-2023 date of registration is	Rs. 343638599/-
2	Cost incurred as on (Date of Certificate)	Rs. 55669429/-
3	Work done in percentage (as percentage of the estimated cost)	16.20%
4	Balance cost to be incurred (based on estimated cost)	Rs. 287969170/-
5	Cost incurred on Additional/Extra items not included in the estimated cost (Table C)	Rs.

Yours Faithfully



Dimple Nitin Chowdhari

Local Authority License no. PCMC/LE/1027/2022

Agreed and Accepted By:

Name:

Date:

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 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 the has to be mentioned at the place of 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 place of (*)
3. (**) Balance Cost to be incurred (4) may vary from Difference between total estimated Cost (1) and Actual Cost incurred (*) due to deviation in quantity required/escalation of cost etc. As this is an Estimated cost, any deviation in quantity required for development of Real Estate 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. Ex: Any Deviations in input material used from specification 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	Amounts (In Rs)