



UniSteps
CONSULTING

101 D, Kurla West, Mumbai - 400 029

Annexure – B

FORM-2

[See Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Project, Quarterly Progress Reporting and for withdrawal of Money from Designated Account – Project Wise)

Date: 16.01.2024

To,
M/s. YSD & KCD Realty LLP
502/503, Ruby Crescent Business Boulevard,
Ashok Chakravarti Road, Ashok Nagar,
Kandivali East, Mumbai – 400 101.

Subject: Certificate of Cost Incurred for Development of **Well To Do** having Maha RERA Registration Number **P51800047631** being developed by **M/s. YSD & KCD Realty LLP**.

Sir,

1. We **M/s. Unisteps Consulting Pvt. Ltd** have undertaken assignment of certifying Estimated Cost for the building known as **Well To Do** having MahaRERA Registration Number **P51800047631** being developed by **M/s. YSD & KCD Realty LLP**.
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 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. The Schedule of items and quantity required for the entire work as calculated by **M/s Unisteps Consulting Pvt Ltd** 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 / confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at ₹ 14,05,54,000/- (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 completion of internal & external works of the projects 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 being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at ₹ 2,81,49,601/- (Total of Table A and 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 for completion of the apartments and proportionate completion of internal & external works of the projects as per specifications mentioned in agreement of sale of the Project is estimated at ₹ 11,24,04,399/- (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 & external works of the projects 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:





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TABLE A

Building /Wing / Layout/Plotted development bearing Number _____ or called _____ (to be prepared separately for each Layout / Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amount (In Rs.)
1.	Total Estimated Cost of the Building/Wing / Layout Plotted as on date 31/12/2023 of Registration is	₹ 14,05,54,000/-
2.	Cost incurred as on date 31/12/2023 of certificate	₹ 2,81,49,601/-
3.	Work done in Percentage (as Percentage of the estimated cost)	20.02%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	₹ 11,24,04,399/-
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	

TABLE B

Internal & External Development Works in Respect of the entire 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	
2.	Cost incurred as on date of certificate	
3.	Work done in Percentage (as Percentage of the estimated cost)	
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	
5.	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table - C)	

Yours Faithfully,

Kailash Anwala

Agreed and Accepted by:

Signature of Promoter Name:
YSD & KCD Realty LLP
Date: 16.01.2024



1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications in agreement of sale.

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. 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.		

