



FORM 2

ENGINEER'S CERTIFICATE

Date: 01.07.2020

To,

MD Realtors & Developers LLP ("Promoter")

301-304, Vikas Chamber,
Junction of Link Road & Marve Road,
Mith Chowki, Malad (West),
Mumbai 400 064

Subject : Certificate of Cost Incurred for Development of "YASH PARADIGM" for construction of Building No.1, Wing- A, B & C of the _____ Phase (MahaRERA Registration Number) situated on Plot bearing S.No.346B+356B, H.No.B, S.No.346B+356B, H.No.C & S.No.347, H.No.1, A/4 of Village-Bolinj S.No.21 B, H.No.3, of Village-Dongre(old), S.No.346B+356B H.No.B1, B2, B3, B4, B5, S.No.346B+356B, H.No.C, S.No.347, H.No.A/1, A/4 OF Village-Bolinj, S.No.21 B.H.No.3 Village-Dongre(New) Tal-Vasai, Dist-Palghar,

demarcated by its boundaries.

To the North : 19°27'48.7"N 72°48'05.2"E

To the South : 19°27'46.9"N 72°48'08.0"E

To the East : 19°27'46.1"N 72°48'04.6"E

To the West : 19°27'46.1"N 72°48'06.8"E

Village - Bolinj_ Taluka - Vasai, Dist-Palghar.

admeasuring **24936.02 Sq. Mts.** Total Construction area being developed by **M/s MD REALTORS & DEVELOPERS LLP**

Ref: MahaRERA Registration Number _New

Sir,

I/We **Paresh Unnarkar**, 201/206/207, Mukesh Apartment, B-Wing, Opposite Old VIVA College, Main Flyover Road, Virar (W). have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building No.1 /Wing- A, B & C of the _____ Phase situated on the plot bearing Plot bearing S.No.346B+356B, H.No.B, S.No.346B+356B, H.No.C & S.No.347, H.No.1, A/4 of Village-Bolinj S.No.21 B, H.No.3, of Village-Dongre(old), S.No.346B+356B H.No.B1, B2, B3, B4, B5, S.No.346B+356B, H.No.C, S.No.347, H.No.A/1, A/4 OF Village-Bolinj, S.No.21 B.H.No.3 Village-Dongre(New) Tal-Vasai, Dist-Palghar, 401 303 of Division- Konkan admeasuring **24936.02 Sq. Mts.** Construction area being developed by **M/s MD REALTORS & DEVELOPERS LLP.**

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

- (i) **Mr. Sanjay S. Narang** as L.S./Architect
- (ii) **Mr. Paresh Unnarkar** as Structural Consultant
- (iii) **Mr. Vinod Parikh & Mr. Kirit Wadhwana** as MEP Consultant
- (iv) **Mr. Paresh Unnarkar** as Quantity Surveyor *

2. We have estimated the cost of the completion to obtain the 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 consultant and the schedule of items and quantity for the entire work as calculated by Paresh Unnarkar Quantity surveyor * appointed by the developer / Engineer, and the site inspection carried out by us.

3. We estimate total estimated cost of the building(s) of the aforesaid project under reference as **Rs. 70,32,38,663/-** (Total of table A & B). The Estimated Total Cost of the 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

PARESH UNNARKAR


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Consulting Engineer

the Vasai Virar City Maha Nagarpalika being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs.6,73,44,555/-** (Total of Table A & 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 Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from VVCMC (Planning authority) is Estimated at **Rs.63,58,94,108/-** (Total of Table A & B).
6. I clarify that the cost of the Civil, MEP and Allied works for the aforesaid project as completed on the date of this certificate is as given in Table A & B below :
7. Building is approved for A-Wing-Stilt+21, B-Wing-Stilt+5(pt), C-Wing-Stilt+1 as on date 24.05.2019.
8. Cost Estimate is considered for all Wings-A, B & C for Stilt+21 Upper Storey.

TABLE – A

Building No.1/ Wing- A, B & C

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Building/ Wing as on 01.07.2020 date of Registration is.	Rs.68,72,63,663/-
2.	Cost Incurred as on 01.07.2020 (Based on the Estimated Cost)	Rs.6,73,44,555/-
3.	Work done in percentage. (As percentage of the Estimated Cost)	9.8 %
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	Rs.61,99,19,108/-
5.	Cost Incurred on additional/ extra items as on _____ not included in the Estimated Cost (ANNEXURE A)	Rs. _NIL

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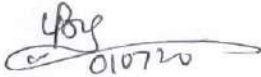
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TABLE – B

(To be prepared for the entire registered Phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated Cost of the Internal and External Development works including amenities and facilities in the Layout as on 01.07.2020. Date of Registration is	Rs.1,59,75,000/-
2.	Cost Incurred as on 01.07.2020 (Based on the Estimated Cost)	Nil
3.	Work done in percentage. (As percentage of the Estimated Cost)	Nil
4.	Balance Cost to Be Incurred. (Based on Estimated Cost)	Rs.1,59,75,000/-
5.	Cost Incurred on additional/ extra items as on _____ not included in the Estimated Cost (ANNEXURE A)	Rs. NIL/-

Yours faithfully,


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Paresh Unnarkar

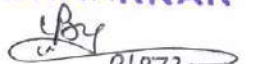
B.E.(Civil)

License No. – STR-U/ 5

*** NOTE**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation certificate/ Completion certificate.
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

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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 (*).

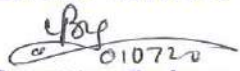
3. The Estimated Cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an Estimated cost, any deviation in the Quantity required for development of the Real Estate Project will result in ammendment of the cost Incurred/ to be Incurred.
5. All components of work with specifications are indicative and not exhaustive.

ANNEXURE A

List of extra/ additional items executed with cost

(which were not part of the original estimate of total cost)

SARESH UNNARKAR


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