

FORM 2

**ENGINEER'S CERTIFICATE**

Date:-07.01.2020

To,  
M/s. Yash Infra,  
Yashraj Paradise, Shree Malang Rd.  
Nandivali Bus Stop, Kalyan(E)-421306.

**Ref.:-Approval No.KDMP/NRV/BP/27Village/2018-19/25, Dated:-16/02/2019.**

**Subject** : Certificate of Cost Incurred for Development of Project Yashraj Paradise for Construction of Residential Buildings No.1 A & B Wing and Building No.2 A & B Wing of the ----- Phase (MahaRERA Registration Number) situated on the Plot bearing S. No.33, Hissa No.6/5 demarcated by its boundaries (19°12'44.2"N,73°07'57.9"E) 0915M.W. D.P. Road to the North, GSamyak Sankalp College of Arts to the South, B. T. Gaikwad School to the East, 30M.W.DP Road to the West of Division Konkan Village Pisavali Taluka Kalyan District Thane PIN 421306 admeasuring 6,600.00sq.mtrs. area being developed by M/s. Yash Infra.

**Ref** : Maha RERA Registration Number -----

Sir,

I/We ATUL V. KUDTARKAR have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being Residential Buildings No.1 A & B Wing and Building No.2 A & B Wing of the ----- Phase situated on the Plot bearing S. No.33, Hissa No.6/5 of Division Konkan Village Pisavali Taluka Kalyan District Thane PIN 421306 admeasuring 6,600.00sq.mtrs. area being developed by M/s. Yash Infra.



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

- **M/s. De-con Consultant** as Architects ;  
**(Ar. Varghese John,CA/92/15118)**
- **M/s. Atul Kudtarkar & Associates** as Structural Consultant ;  
**(Mr. Atul Kudtarkar, Lic. No.STR/K/144**
- **M/s.-----**as MEP Consultant (Electrical) ; **.(Not Appointed by client)**
- **Mr. Mukeshkumar Singh** as Quantity Surveyor\*

2. We 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. Mukeshkumar Singh** quantity Surveyor\* appointed by Developers/Engineer, and the assumption of cost of material, labour and other inputs made by developer; and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building (s) of the aforesaid project under reference as **Rs. 55,02,74,538/-** ( 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 **Kalyan Dombivali 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.0/-** (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 the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate /Completion Certificate from **Kalyan Dombivali Municipal Corporation** (Planning Authority) is estimated at **Rs.55,02,74,538/-** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:



TABLE A

**Building No.1**

| Sr. No.<br>(1) | Particulars (2)                                                                                                        | Amounts (3)       |
|----------------|------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1              | Total Estimated cost of the building/wing<br>As on <u>07/01/2020</u> date of Registration is -----                     | Rs.36,32,64,548/- |
| 2              | Cost incurred as on <u>07/01/2020</u> (based on the Estimated cost )                                                   | Rs. 0/-           |
| 3              | Work done in Percentage<br>(as Percentage of the estimated cost )                                                      | 0%                |
| 4              | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                               | Rs.36,32,64,548/- |
| 5              | Cost Incurred on Additional /Extra Items<br>as on <u>07/01/2020</u> not included in<br>the Estimated Cost (Annexure A) | Rs. NIL/-         |

TABLE A

**Building No.2**

| Sr. No.<br>(1) | Particulars (2)                                                                                                        | Amounts (3)       |
|----------------|------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1              | Total Estimated cost of the building/wing<br>As on <u>07/01/2020</u> date of Registration is -----                     | Rs.13,69,85,032/- |
| 2              | Cost incurred as on <u>07/01/2020</u> (based on the Estimated cost )                                                   | Rs. 0/-           |
| 3              | Work done in Percentage<br>(as Percentage of the estimated cost )                                                      | 0%                |
| 4              | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                               | Rs.13,69,85,032/- |
| 5              | Cost Incurred on Additional /Extra Items<br>as on <u>07/01/2020</u> not included in<br>the Estimated Cost (Annexure A) | Rs. NIL/-         |



**TABLE B**

| <b>Sr. No.<br/>(1)</b> | <b>Particulars (2)</b>                                                                                                                                                     | <b>Amounts (3)</b> |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 1                      | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>07/01/2020</u> date of Registration is ----- | Rs.5,00,24,958/-   |
| 2                      | Cost incurred as on <u>07/01/2020</u><br>(based on the Estimated cost )                                                                                                    | Rs.0/-             |
| 3                      | Work done in Percentage<br>(as Percentage of the estimated cost )                                                                                                          | 0 %                |
| 4                      | Balance Cost to be Incurred<br>(Based on Estimated Cost)                                                                                                                   | Rs.5,00,24,958/-   |
| 5                      | Cost Incurred on Additional /Extra Items<br>as on <u>07/01/2020</u> not included in the Estimated Cost (Annexure A)                                                        | Rs. NIL/-          |

Yours Faithfully

  
**ATUL KUDTARKAR**  
**STR/K/144**

| Name of Developers:-M/s. Yash Infra         |                           |                    |                    |                |              |           |               |              |
|---------------------------------------------|---------------------------|--------------------|--------------------|----------------|--------------|-----------|---------------|--------------|
| Project Name:Yashraj Paradise               |                           |                    |                    |                |              |           |               |              |
| Construction Cost as per sanction +TDR plan |                           |                    |                    |                |              |           |               |              |
| Cost of Building                            |                           |                    |                    |                |              |           |               |              |
| Sr. No                                      | Wing                      | Total Area (SQ.MT) | Total Area (SQ.FT) | Per SQ.FT Cost | Cost in Rs.  | Work Done | Cost Incurred | Balance Cost |
| 1                                           | Building No.1 (Gr+11th)   | 16,874.05          | 1,81,632           | 2000           | 36,32,64,548 | 0%        | -             | 36,32,64,548 |
| 2                                           | Building No.2 (Gr+12th(p) | 6,363.11           | 68,492.52          | 2000           | 13,69,85,032 | 0%        | -             | 13,69,85,032 |
|                                             |                           |                    |                    |                | 50,02,49,580 |           |               | 50,02,49,580 |

| Cost of Infrastructure |                           |                  |                   |                      |             |           |               |              |
|------------------------|---------------------------|------------------|-------------------|----------------------|-------------|-----------|---------------|--------------|
| Sr. No                 | Wing                      | Total Area (sqm) | Total Area (sqft) | Per Squire feet Cost | Cost in Rs. | Work Done | Cost Incurred | Balance Cost |
| 1                      | Building No.1 (Gr+11th)   | 16,874.05        | 1,81,632.27       | 200                  | 3,63,26,455 | 0%        | -             | 3,63,26,455  |
| 2                      | Building No.2 (Gr+12th(p) | 6,363.11         | 68,492.52         | 200                  | 1,36,98,503 | 0%        | -             | 1,36,98,503  |
|                        |                           |                  |                   |                      | 5,00,24,958 |           |               | 5,00,24,958  |

|       |           |             |      |              |    |   |              |
|-------|-----------|-------------|------|--------------|----|---|--------------|
| Total | 23,237.16 | 2,50,124.79 | 2200 | 55,02,74,538 | 0% | - | 55,02,74,538 |
|-------|-----------|-------------|------|--------------|----|---|--------------|

