

ABHIJIT KENJALE

B.E. CIVIL, MS (USA)

22, Parvati, Pune:-411009.

FORM -2

(See Regulation 3)

ENGINEER'S CERTIFICATE

To,
Yashempire Developers LLP.
1537, Sadashiv Peth, Mulay Arcade,
Tilak Road, Pune- 411 030.

Date : 20/01/2022

Subject : Certificate of Cost Incurred for Development of Yashempire Developers LLP. for Construction of One building(s)/ A+B+C Wing(s) of the Single Phase P52100023369 situated on the Plot bearing CST No. 721 Final Plot No 54+55+56, Gujarat Colony, Kothrud Pune - 411 038. Demarcated by its boundaries latitude -18° 30' 17.11" and longitude - 73° 48' 35.57".

to the North :- 18 Mtr DP Road

to the South :- S. No.139

to the East:- CTS. No. 721, Plot No. 53

to the West :-CTS. No. 721, Plot No. 57

of division Pune village Kothrud, taluka - Haveli Dist Pune Pin -411038 admeasuring 3212 sq. mtr. area being developed by Yashempire Developers LLP.

Ref : P52100023369

Sir,

I Abhijeet Kenjale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 Building(s), A+B+C Wing(s) of the Single Phase situated on the plot bearing CST No. 721 Final Plot No 54+55+56, Gujarat Colony, Kothrud Pune - 411 038. admeasuring 3212 sq.mts. area being developed by Yashempire Developers LLP.

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

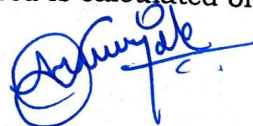
- (i) Malwadkar Architects as a liasoning Architect.
- (ii) Sandeep Shikare & Associates as a Principal Architect.
- (iii) G. A. Bhilare Consultanats Pvt. Ltd. as a Structural Consultant.
- (iv) Mr. Laxman Kale as Quantity Surveyor.

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 **BICS** 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.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **47,98,54,049/-** (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 **Slum Rehabilitation Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. **4,26,47,935.99/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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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 **Slum Rehabilitation Authority** (planning Authority) is estimated at Rs. **43,72,06,113.01/-** (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/Wing Bearing Number __ or called _ Wing
(To be prepared separately for each building / Wing of the Real Estate Project)

Sr No.	Particular	Amount
1	Total Estimated cost of the building/wing as on 12/12/2019 date of Registration is	39,37,12,800.00
2	Cost incurred as on 31/12/2021 (based on the Estimated cost)	4,26,47,935.99
3	Work done in Percentage (as Percentage of the estimated cost)	10.83
4	Balance Cost to be Incurred (Based on Estimated Cost)	35,10,64,864.01
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	-

TABLE B

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

Sr No.	Particular	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 12/12/2019 date of Registration is	8,61,41,249.00
2	Cost incurred as on 30/09/2021 (based on the Estimated cost)	-
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 as on 30/09/2021 not included in the Estimated Cost (Annexure A)	-



Yours Faithfully
Signature of Engineer

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 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 quantity required for development of the Real estate Project will result in amendment 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)

