



8, 8A, 1st Flr., Vishal Apt. Temba Hospital Road, Opp. Maxus Mall Banquet Hall, Bhayandar (W) - 401 101.
Cell : 98201 09123 Tel.: 022 49641123 • Email - rajesh@protechconsultants.in / protechcon@gmail.com
Branch Office : B-105, Sheetal Shopping Centre, B.P. Road, Bhayandar (East) - 401105. Tel.: 28190014

FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

REF: PC/438/RERA/02/2022

Date: 03-02-2022

To,
M/s Yashobhumi Construction,
Shop No.3, Nilgiri Building,
Manvelpada Road,
Virar (East), Tal- Vasai,
Dist. Palghar.

Subject: Certificate of Cost Incurred for Development of '**Building no 3**', of the Phase- I of the project [**Yeash Arcadia**] situated on the Plot bearing Survey no. **243**. Hissa No. **B/1, B/3, C** demarcated by its boundaries (latitude and longitude of the end points) **19°26.51** to the North, **19°26.54** to the south, **72°48.53** to the East **72°48.56** to West of Division ___ Village-Virar, Talika-Vasai, District-Plaghar Pin 401305 admeasuring plot area **4128.90** sq.mts. Of previously sanctioned buildings and future buildings being developed by **M/s. Yashobhumi Construction**

Sir,

We, Rajesh B. Dubey, (M/S Protech Consultants) have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, named '**Building no 3**', of the Phase- I of the project [**Yesha Arcadia**] situated on the Plot bearing Survey no. **243**. Hissa No. **B/1, B/3, C** demarcated by its boundaries (latitude and longitude of the end points) **19°26.51** to the North, **19°26.54** to the south, **72°48.53** to the East **72°48.56** to West of Division ___ Village-Virar, Talika-Vasai, District-Plaghar Pin 401305 admeasuring plot area **4128.90** sq.mts. of previously sanctioned buildings and future buildings being developed by **M/s. Yashobhumi Construction**

Following technical professionals are appointed by Owner / Promoter:-

- Mr. Sameer Desai as L.S. / Architect;
- Mr. Rajesh B. Dubey, (M/S Protech Consultants)** as Structural Consultant
- Shri **Tushar R. Narkar** as **Quantity Surveyor**,





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1. I/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 quantity Surveyor Tushar R. Narkar * 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.
2. I /We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs 22.0 Crore**. 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 **VASAI VIRAR CITY MUNICIPAL CORPORATION** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 2.09 Crore/-**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Vasai Virar City Municipal Corporation (planning Authority) is estimated at **Rs. 19.91 Crore/-**.
5. 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:



PRO-TECH CONSULTANTS

**CONSULTING STRUCTURAL ENGINEERS
REPAIRS & RE-STORATION CONSULTANT**



RAJESH B. DUBEY
Structural Engineer
Reg. No. STR/D/114

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REF: PC/425/RERA/02/2022

TABLE-B

Building Name "**Building No. 3**"

SR.NO.	PERTICULARS	AMOUNT
1	Total Estimated cost of the building as on 31/01/2022 date of Registration is	Rs. 22.0 CRORE
2	Cost incurred as on 31/01/2022 (based on the Estimated cost)	Rs. 2.09 CRORE /-
3	Work done in percentage (as percentage of the estimated cost)	9.50 %
4	Balance Cost to be Incurred (based on the Estimated cost)	Rs. 19.91 CRORE
5	Cost Incurred on Additional /Extra Items as on 31/01/2022 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,

Rajesh B. Dubey
Consulting Structural Engineer
M.C.G.M. REG. STR/D/114.
VVCMC REG. NO: - VVCMC/STR ENGR/006

