

PRO-TECH CONSULTANTS

CONSULTING STRUCTURAL ENGINEERS
REPAIRS & RE-STORATION CONSULTANT



RAJESH B. DUBEY

Structural Engineer

Reg. No. STR/D/114 (STR : 840014721)

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Br. Off.: 8, 8A, 1st Floor, Vishal Apt., Temba Hosp. Rd, Opp. Maxus Mall Banquet Hall, Bhayandar (W) - 401101.

FORM 2

[See Regulation 3]

ENGINEER'S CERTIFICATE

REF: PC/438/RERA/04/2023

Date: 26-04-2023

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 [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, Taluka-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 registration no. **P99000031381**, 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 Village-Virar, Taluka-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:-

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

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.



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3. The Estimated Cost Incurred till date is calculated at **Rs. 4.84 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. 17.16 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 below:

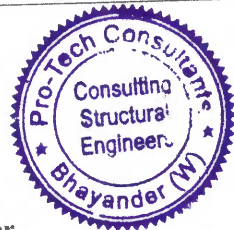
TABLE-A

Building Name "Building No. 3- Yesha Arcadia"

SR.NO.	PERTICULARS	AMOUNT in Rupees
1	Total Estimated cost of the building as on 10/08/2021 date of Registration	22.0 CRORE
2	Cost incurred as on 31/03/2023 (based on the Estimated cost)	4.84 CRORE
3	Work done in percentage (as percentage of the estimated cost)	22 %
4	Balance Cost to be Incurred (based on the Estimated cost)	17.16 CRORE
5	Cost Incurred on Additional /Extra Items as on 31/03/2023 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. (STR: 840014721)
VVCMC REG. NO: - VVCMC/STR ENGR/006



Agreed and Accepted by,

Signature of Promoter

Name – M/s. Yashobhumi Construction

Date - 26-04-2023