

ARYAA REALTY

Office no.9,Ground Floor, Jalaram Niwas, Opp. Vinay photos, Ganesh Gawde Road, ,Mulund (W),
Mumbai – 400 080. Cell No:- 932268 0566 . Email:- aryaarealty@gmail.com

FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

To,

Date :- 24/07/17

Shri. Mihir Bhatia,
Designated Partner,
M/s Hariom Sayaji Properties L.L.P.
C.A. to M/s Yoga Yog CHS Ltd.,
A/2, Ground Floor, Ram Janki Apartment,
Pandloskar Marg, off Subhash Road,
Opp. Varma Tailor, Vile Parle (East),
Mumbai-400057.

Subject: Certificate of Cost Incurred for Development of ["CREST"] for Construction of building(s)/A & B Wing(s) of the First Phase (MahaRERA Registration Number)situated on the Plot bearing of building comprising 2 wings, of the Project situated on F.P. Nos. 197 & 201 TPS II Vile Parle & F.P. No. 253TPS V, VillageVile Parle, P.M. Road, Vile Parle (East).Pin 400057. bounded by F.P. No. 200 & 198 of Vile Parle T.P.S. II, C.T.S. No. 1624, 1629 A to the North side, F.P. No. 252 & 254 of Vile Parle T.P.S. V, C.T.S. No. 1627 to the South side, PM. Road to the East Side, F.P. No. 196 of Vile Parle T.P.S. II, C.T.S. No. 1626 to the West side admeasuring 1747.80 Sq. Mts.Mumbai PIN 400705 being developed by [Promoter]

Ref: MahaRERA Registration Number (Awaited)

Sir,

I/ We **Aryaa Realty** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, Project being "Crest" of redevelopment of Yoga Yog Co-operative Hsg. Soc. Ltd consisting of one Building(s) having) 2 Wing(s) viz. "A" & "B" of the first Phase situated on theon F.P. Nos. 197 & 201 TPS II Vile Parle & F.P. No. 253TPS V, VillageVile Parle, P.M. Road, Vile Parle (East).Pin 400057. bounded by F.P. No. 200 & 198 of Vile Parle T.P.S. II, C.T.S. No. 1624, 1629 A to the North side, F.P. No. 252 & 254 of Vile Parle T.P.S. V, C.T.S. No. 1627 to the South side, PM. Road to the East Side, F.P. No. 196 of Vile



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Parle T.P.S. II, C.T.S. No. 1626 to the West side admeasuring 1747.80 Sq. Mts.
Mumbai PIN 400705 being developed by [Promoter]

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

(i) M/s V.V. & ASSOCIATES as Architect

(ii) M/s Associated Consultant as Structural Consultant

(iii) M/s Pragati Enterprises as MEP Consultant

(iv) M/s Aryaa Realty 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. Vishal Raghwani 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 22,98,24,400/- (Twenty Two Crores Ninety Eight Lakhs Twenty Four Thousand & Four Hundered Only) (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 M.C.G.M being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs.72,00,000/- (Seventy Two Lakhs Only) (Total of Table A and 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 M.C.G.M is estimated at Rs.22,26,24,400 /- (Twenty Two Crores



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Twenty Six Lakhs Twenty Four Thousand Four Hundred Only) 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 :

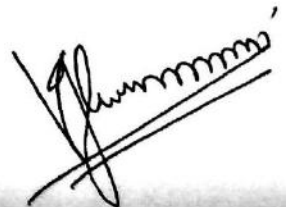
TABLE A

"A" Wing of the building of "CREST" Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 15/07/2017 date of Registration is	Rs.12,72,06,956/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs.40,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	3.14%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.12,32,06,956/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	NIL

"B" Wing of the building of "CREST" Project

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 15/07/2017 date of Registration is	Rs.9,26,17,444/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs.32,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	3.24%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.8,94,17,444/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	NIL



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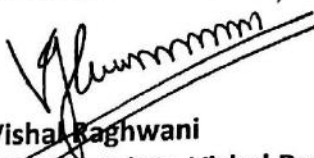
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TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the External Development Works including amenities and Facilities in the layout as on 15/07/2017 date of Registration is	Rs. 1,00,00,000/-
2	Cost incurred as on 15/07/2017 (based on the Estimated cost)	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,00,00,000/-
5	Cost Incurred on Additional /Extra Items as on 15/07/2017 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

For Aryaa Realty



Vishal Raghwani
B. E – Civil (Mr. Vishal Raghwani)

(EN – 05474)

***Note**

1. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
2. 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.
3. 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)