

KINAL.D.SONI

C-28 Sudarshan Tower Nr Nirant Park Sun-N-Step Road Thaltej Ahmedabad-380059

FORM - 2

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account – Project wise)

Date: 05.02.2018

To

The Yash Commercial LLP having its registered office at A/5, Jaymangal House, Opp. Sakar-I, Nr. Gandhi Gram Railway Station, Ashram road, Ahmedabad-38009.

Subject: Certificate of Cost Incurred for Development of **YASH PINNACLE** for Construction of One building(s) Two Wing(s) of the Commercial and Residential phase (GujRERA Registration No: **PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/MAA00031/310817** situated on **Final Plot No 27** demarcated by its boundaries 100 Ft. Wide Sarkhej Road, to the North, Final Plot No. 25 and 26 to the East 20 Ft. Wide Road to the West Division, Paldi-Villag, Taluka- Sabarmati, District Ahmedabad.-380007 admeasuring 4654 sq.mts area being developed by Yash Commercial LLP.

Ref: GujRERA Registration Number - **PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/MAA00031/310817**
Sir,

I **Kinal D Soni** have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under GujRERA, being One Building(s)/ Two Wing(s) of the Commercial and residential Phase situated on Final Plot No 27 demarcated by its boundaries 100 Ft. Wide Sarkhej Road, to the North, Final Plot No. 25 and 26 to the East 20 Ft. Wide Road to the West Division, Paldi-Villag, Taluka- Sabarmati, District Ahmedabad.-380007 admeasuring 4654 sq.mts area being developed by Yash Commercial LLP.

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s 99 Studio as Architect
 - (ii) M/s. Setu Infrastructure as Structural Consultant
 - (iii) M/s. Aqua utility design & Management Pvt Ltd as MEP Consultant
 - (iv) Shri Saurabh Shah as Site Supervisor
1. 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 Drawing/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 Saurabh Shah quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **52 Cr.** (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 **Ahmedabad Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

KINAL D. SONI B.E. (CIVIL)
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Thaltej, AHMEDABAD - 380059.
LIC NO. A.M.C. ER-0804040821 R1

3. The Estimated Cost Incurred till date is calculated at Rs. **46.81 Cr.** (Total of Table A and B).
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 **Ahmedabad Municipal Corporation** (Planning Authority) is estimated at Rs. **5.19 Cr.** (Total of Table A and B).
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;

TABLE – A
Building/Wing bearing Number ____ or called Commercial
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 29.07.2017 date of Registration is	7.50 Cr.
2	Cost incurred as on 31.01.2018	7.35 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	98.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.15 Cr.
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NIL

TABLE – A
Building/Wing bearing Number A or called Residential
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 29.07.2017 date of Registration is	16.50 Cr.
2	Cost incurred as on 31.01.2018	15.40 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	93.33%
4	Balance Cost to be Incurred (Based on Estimated Cost)	1.10 Cr.
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NIL

TABLE – A
Building/Wing bearing Number B or called Residential
(to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the building/wing as on 29.07.2017 date of Registration is	13.50 Cr.
2	Cost incurred as on 31.01.2018	12.52 Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	92.74%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.98 Cr.
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NIL

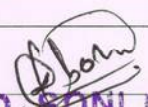

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TABLE – B
(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts (in Rs.)
1	Total Estimated Cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29.07.2017 date of Registration is	14.50 Cr.
2	Cost incurred as on 31.01.2018	11.54Cr.
3	Work done in Percentage (as Percentage of the estimated cost)	79.58%
4	Balance Cost to be Incurred (Based on Estimated Cost)	2.96 Cr.
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Table –C)	NIL

Yours Faithfully,


KINAL D. SONI B.E. (CIVIL)
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AMC No. A.M.C. ER-0804040821 R1

Signature of Engineer
(Licence No. AMC- ER -0804040821R1)

***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 Promoter, 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.

Table –C NA

List of Extra/Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)