



Shrinivas Karanjikar & Associates

□ CHARTERED ENGINEERS □ STRUCTURAL DESIGNERS

□ GOVT. / INCOME TAX APPROVED, IBBI REGISTERED VALUERS

"AAROH" 57, Sarang Society, Near Gajanan Maharaj Mandir, Garkheda, Aurangabad.
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FORM-2 ENGINEER'S CERTIFICATE

Date: 28/05/2021

To **M/s Four Stone Developers**

Subject: Certificate of Percentage of Completion of Construction Work of Residential Apartment having **Parking + Five Upper Floors of "Yash Residency"** [RERA Registration No. -----] situated on the Plot bearing **Plot No.19, CTS NO 15298'/19, Situated at Alankar Housing Society, Garkheda Aurangabad**, demarcated by its boundaries to the

North -	CTS NO 15298/186	South -	OTHERS PROPERTY
East -	7.0 M WIDE ROAD	West -	CTS NO 15298/192

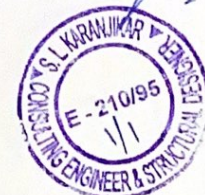
Garkheda Aurangabad PIN 431006 as per Record admeasuring **500** smuts. and as per actual site measurements plot area is 430.01 Sq.M area being developed by **M/s Four Stone** Through its partners 1) Dr. Pravin Suryawanshi, 2) Mr. Yash Agrawal, 3) Mr. Sattar Kha Pathan, 4) Mr. Santosh Tathe, 5) Mr. Moin Pasha,

Ref: RERA Registration Number _____.

Sir

I/ We/ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under RERA being of Residential Apartment having **Parking + Five Upper Floors of "Yash Residency"** [RERA Registration No. -----] situated on the Plot bearing **Plot No.19, CTS NO 15298'/19, Situated at Alankar Housing Society, Garkheda Aurangabad**, as per Record admeasuring **500** smuts. and as per actual site measurements plot area is 430.01 Sq.M area being developed by **M/s Four Stone** Through its partners 1) Dr. Pravin Suryawanshi, 2) Mr. Yash Agrawal, 3) Mr. Sattar Kha Pathan, 4) Mr. Santosh Tathe, 5) Mr. Moin Pasha,

1. Following technical professionals are appointed by Owner / Promoter:-
- i. **M/s Ar. Yogesh Zawar (Reg. No. CA/98/23394), Architect;**
- ii. **M/s. Shrinivas L Karanjikar (RegNo.M-134764-5) Aurangabad** as Structural Consultant
- iv. **Mr. Sattar Kha Pathan Aurangabad** as Quantity Surveyor



2. We have estimated the cost of the completion to obtain Occupancy 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. Laxman Dahihande 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.1,50,00,000/- (Rupees One Crore Fifty Lacs Only)** 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 MIDC, being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs 10.00 Lakh** 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 **TOWN PLANNING** (planning Authority) is estimated at **Rs 140 Lakh**.

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
Ground + Two Floors

Sr. no.	Particulars	Amounts in Lakhs
1.	Total Estimated cost of the building / wing as on 28/05/2021 date of Registration is	140.00
2.	Cost Incurred as on 28/05/2021 (based on the Estimated cost)	10.00
3.	Work done in Percentage (as Percentage of the estimated cost)	00%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	140.00
5.	Cost Incurred on Additional / Extra Items as on 28/05/2021 not included in the Estimated Cost (Annexure-A)	00



TABLE B
(to be prepared for the entire registered phase of the real estate project)

Sr. no.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/05/2021 Date of Registration is	0.00 Lakhs
2.	Cost Incurred as on 28/05/2021 (based on the Estimated cost)	00.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	72.31 Lakhs
5.	Cost Incurred on Additional / Extra Items as on 28/05/2021 not included in the Estimated Cost (Annexure-A)	Nil

Yours Faithfully

SHRINIVAS L. KARANJIKAR
B.E.(Civil), M.E.(Structure), M.I.E.F.I.V.
Consulting Civil Engineer, Structural Designer
Govt/Incometax Approved Valuer
A.M.C. Regd. No.E-210/95
Plot No.57, Sarang Society, Near Gaiwan
Maharaj Mandir Gokhoda, Ahmedabad

Er. Shrinivas L Karanjikar (RegNo.M-134764-5)

ESTIMATE FOR PROP. CONSTRUCTION OF Residential Apartment "Yash Residency" IN **Plot No.19, CTS NO 15298/19, AURANGABAD** for **M/s Four Stone Developers**
THROUGH ITS Partner. **SHRI. Yash Agrawal & Others.**

SR.NO.	ITEM	QTY	UNIT	RATE PER SQ. M	AMOUNT(Lakh)
1	Stilt floor Slab Area	117.00	Sq.mt	11000/-	12,87,000/-
1	First Floor Slab Area	156.00	Sq.Mt	11000/-	17,16,000/-
2	Second Floor Slab Area	156.00	Sq.Mt	11000/-	17,16,000/-
3	Third Floor Slab Area	156.00	Sq.Mt	11000/-	17,16,000/-
4	Fourth Floor Slab Area	156.00	Sq.Mt	11000/-	17,16,000/-
5	Fifth Floor Slab area	156.00	Sq.mt	11000/-	17,16,000/-
4	Staircase Tower	060.00	Sq.Mt	11000/-	6,60,000/-
4	SEPTIC TANK	01	No	2,00,000/-	2,00,000/-
5	DRAINAGE AND WATER LINE	200	Rn Mt	1875/-	3,75,000/-
6	WATER BORE	02	No.	50,000/-	1,00,000/-
8	INTERNAL CONCRETE ROADS	1400	Sq.Mt	800/-	5,00,000/-



9	TRANSFORMER, L.T. LINE WORKS	01	No.	8,00,000/-	3,00,000/-
10	LIFT	02	Nos.	8,00,000/-	10,00,000/-
13	FIRE EQUIPMENTS	01	Nos.	22,00,000/-	5,00,000/-
14	WI-FI AND CC TV	02	Nos.	1,00,000/-	1,00,000/-
15	STREET LIGHTS	10	Nos	16000/-	50,000/-
16	COMPOUND WALL	01	Nos	5,00,000/-	5,00,000/-
					5,78,88,000/-
TOTAL RS.					1,41,52,000/-

SAY Rs. One Crore Forty One Lakhs, Fifty Two Thousand Only

Hence this estimate is issued on the request of the owner. This may vary depending upon specification of material used, duration of execution period etc.

Er. Shrinivas L Karanjikar (Reg No. M-134764-5)
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