8, Yash Apartment, Shahu Nagar,
Motwani Road, Nashik Road - 422 101.
Phone : 94222 60959
Email : mbhave_1966@yahoo.co.in

MOHAN BHAVE
(B.E. Civil, M.I.E.)
Consulting Engineer & Structural Consultant

FORM-2

ENGINEER'S CERTIFICATE

Date : 03.08.2019

To,

Mr. Pankaj Althakkar,

Yogeshwar Properties

7, Shwetneel Apartment,

Gaidhani Chowk, Nashikroad-422101

Subject : Certificate of Cost Incurred for Development of **Yogeshwar Vandan - 1 Residential Building** (s)/**A&B** Wing(s) of the - Phase of the Project [MahaRERA Registration Number -] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. **Plot No. 7, S. No. 27C/1A/1+1/2, (Geographic Location: 19.971909'N, 73.839471'E)** demarcated by its boundaries :

Open Space to the North, Plot No. 8-10 to the South

9.00m wide Colony road to the East, Adj. S. No. 32 (P) to the West of Division Nashik,

Village- Dasak, Taluka Nashik, District - Nashik PIN 422101 admeasuring 780.00 Sq.Mts. area being developed by Yogeshwar Properties

Ref : MahaRERA Registration Number **P51600004876**

CHARTERED ENGINEER (INDIA)
M123287-2
MOHAN BHAVE

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Sir, I/ ~~We~~ Er. Mohan Bhave have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, - **Yogeshwar Vandan** for construction of **1 Residential Building** (s)/**A&B** Wing(s) of the - Phase of the Project [MahaRERA Registration Number -] situated on the Plot bearing C.N. No/CTS No./Survey No./ Final Plot No. **Plot No. 7, S. No. 27C/1A/1+1/2,** Village- Dasak, Taluka Nashik, District - Nashik PIN 422101 admeasuring 780.00 Sq.Mts. area being developed by Yogeshwar Properties

1. Following technical professionals are appointed by Owner / Promoter :—
   (i) M/s/Shri/~~Smt~~. **Gaurav P. Badwe** as L.S. / Architect ;
   (ii) M/s /Shri / ~~Smt~~. **Yogesh A. Thatte** as Structural Consultant
   (iii) M/s /Shri / Smt. ----- as MEP Consultant
   (iv) M/s /Shri / ~~Smt~~. **Rhishikesh Marhalkar** 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. Rhishikesh Marhalkar- quantity Surveyor* 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. 1,29,51,000/-** (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 Nashik Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs. 1,27,47,772/-** (Total of Table A and B)_. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

CHARTERED ENGINEER (INDIA) M123287-2 MOHAN BHAVE

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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 **Yogeshwar Vandan**

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30.07.2017 date of Registration is	1,23,75,000/-
2	Cost incurred as on 03.08.2019 (based on the Estimated cost)	Rs. 1,22,37,861/-
3	Actual Work done in Percentage	100%
4	Balance Cost to be Incurred	Rs. 0/-
5	Cost Incurred on Additional /Extra Items as on 30.07.2017 not included in the Estimated Cost (Annexure A)	-



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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 30.07.2017 date of Registration is	Rs. 5,76,338/-
2	Cost incurred as on 03.08.2019 (based on the Estimated cost).	Rs. 5,09,911/-
3	Actual Work done in Percentage	100%
4	Balance Cost to be Incurred	Rs. 0/-
5	Cost Incurred on Additional /Extra Items as on 30.07.2017 not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,

CHARTERED ENGINEER (INDIA) M123287-2 MOHAN BHAVE

Signature of Engineer.
(Licence No. M-123287/2)

* 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 Developer, 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.

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Annexure A

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

1 Cost of Elevator- Lift- 2 Nos. has not been included. Though the Lift Shaft has been considered for the estimate. Lifts shall be provided once 3rd and 4th floors are constructed.

2 Consultancy Charges, Development Charges, Legal charges, Taxes other than construction activity, Advertisement charges have not been considered in the project cost.

