SANDEEP KHANDODE

BE CIVIL / CHARTERED ENGINEER

Email ID. svk2356@gmail.com
Phone. 9730322986

Annexure-B

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: 22-01-2026

To,
Yash Realty
Survey no 98/4
Opposite MSEB office
F cabin Waldhuni
Kalyan East 421306

Subject: Certificate of Cost to be Incurred for Development of YASH MIDTOWN, BUILDING 1 & BUILDING 4 , Survey no 98 Hissa no 4, AND 99 Hissa no 2, village WALDHUNI, Taluka Kalyan Dist Thane PIN 421306, during Maha RERA Registration being developed by M/s Yash Realty

1. We have undertaken assignment of certifying Estimated Cost for Name of the project "YASH MIDTOWN" having Maha RERA Registration Number (yet to be received) developed by YASH REALTY.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings plans made available to us for the project under reference by the Developer Consultants. The Schedule of items and quantity required for the entire work as calculated by Quantity Surveyor appointed by Developer Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us so ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs.50,00,00,000/-(Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MFP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings)/ Wing(s) Layout/ Plotted Development from the aforesaid project is being implemented KDMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. 8,00,00,000/-(Rs. Eight Crores Only) (total of Table A & B). The amount of estimated cost incurred is calculated on the basis of input materials/services used and the unit cost of these items.

5. The Balance Cost of Completion of the civil, MEP and Allied works for completion of the proportionate completion of internal & external works, as per specifications mentioned in agreement of sale of the project is estimated at Rs.42,00,00,000/-(Total of Table A and B).

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6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on date of this certificate is as given in Table A and B below:

Table A

Building Bearing number Wing A & Wing B

(to be separately for each building/wing/layout/plotted development of Real Estate Project)

Sr no	Particulars	Amount Rs.
1	Total estimated Cost of the Building/Wing/Layout/plotted Development as on date of Registration(30-11-2023) is	Rs.48,00,00,000
2	Cost incurred as on date of certificate	Rs.8,00,00,000
3	Work done in percentage (as percentage of the estimated cost) as per Architect Certificate	17%
4	Balance cost to be incurred(Based on the estimated cost)	Rs.40,00,00,000
5	Cost incurred on Extra / Additional items not included in the estimated cost(Table C)	Rs.0.00

Table B

Internal & External Development Works in Respect of the Registered Phase

Sr No	Particulars	Wing A
1	Tolal Estimated Cost of the Internal and External Development Works including amenities and facilities in the layout as on the date of registration is	Rs.2,00,00,000
2	Cost incurred as on the date of the certificate	Rs.0.00
3	Work done in percentage (as percentage of the estimated cost	0%
4	Balance cost to be incurred	Rs.2,00,00,000
5	Cost incurred on Extra / Additional items not included in the estimated cost(Table C)	Rs.0.00

Yours Faithfully

Signature

Name

Stamp

Licence Number

SANDEEP V. KHANDODE
CHARTERED ENGINEER
B.E. CIVIL (MIE) M-1703077

Agreed & accepted by

YASH REALTY
KALYAN

Date: 22-01-2026

Krishna Nisarg, 602/ A wing, 100ft. road, Tisgaon, Kalyan E. 421306