FORM-2 [see Regulation 3]

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:

To,
AYG Realty Pvt Ltd,
1, Rajkamal,
Opp University campus,
Kalina, Mumbai - 400098

Subject: **Certificate of Cost Incurred for Development of Anand Nagar for Construction of two No. of Buildings of the third Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing Survey no. 51/1 to 51/76, A, demarcated by its boundaries S. No. 52, 170, 51 & H. No. 2A to the North, S. No. 147/8/5, S.N. 49 H. No. 0/6 to the South, National Highway No.66 to the East, S.No. 52/4,5,9,11 & 12 & S.N. 147 H. No. 3 & 12 to the West of Division Konkan village Lonere Taluka Mangaon District Raigad PIN 402104 admeasuring 2533.78 sq. mts. area being developed by AYG Realty Pvt Ltd**

Ref: **Maha RERA Registration Number _____**

Sir,

I, Yogesh Gupta have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being two Buildings of the first Phase of the Project, situated on the plot bearing Survey no. 51/1 to 51/76, A of Division Konkan village Lonere Taluka Mangaon District Raigad PIN 402104 admeasuring 2533.78 sq. mts. area being developed by AYG Realty Pvt Ltd

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s/Shri/Smt Preeti Joshi as L.S. / Architect;
   (ii) M/s /Shri / Smt Manohar Ahstawadhani as Structural Consultant
   (iii) M/s /Shri / Smt Yogesh Gupta 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 Yogesh Gupta quantity Surveyor* appointed by Developer/

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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. 3,57,00,000 (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 Gram Panchayat, Lonere being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 40,57,500. (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 Gram Panchayat, Lonere (planning Authority) is estimated at Rs. 3,16,42,500 (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
Building Number C-2

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 29/7/2017, date of Registration is	Rs. 2,14,50,000
2.	Cost incurred as on 29/7/2017 (based on the Estimated cost)	Rs. 21,45,000
3.	Work done in Percentage (as Percentage of the estimated cost)	15%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,93,05,000
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.0

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TABLE A
Building Number B-3

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on 29/7/2017, date of Registration is _____	Rs. 1,17,00,000
2.	Cost incurred as on 29/7/2017 (based on the Estimated cost)	Rs. 0.0
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,17,00,000
5.	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 0.0

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

1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29/7/2017, date of Registration is _____	Rs. 17,50,000
2.	Cost incurred as on 29/7/2017 (based on the Estimated cost)	Rs. 19,12,500
3.	Work done in Percentage (as Percentage of the estimated cost)	75%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19,12,500
5.	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	Rs. 0.0

Yours Faithfully,

YOGESH GUPTA
Signature of Engineer

(Licence No.....)

*** 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.

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