

SARVESH V. JAVDEKAR

Licensed Engineer

License No. REG/PMC/STE/0343/17

ENGINEER'S CERTIFICATE

Date: 31-05-2017

To,
The Vilas Javdekar Eco Shelters Pvt. Ltd.,
306, Siddharth Towers,
Sangam Press Road,
Kothrud,
Pune- 411038.

Subject: Certificate of Cost Incurred for Development of Yashwin Hinjawadi for Construction of Five Buildings (MahaRERA Registration Number : Being applied for) situated on the Plot bearing New Survey no. 286/4/1/A, 286/4/1/B, 286/4/1/C, 286/4/1/D (Old S. No. 286/4, 286/5, 286/6) demarcated by its boundaries 18°35'19.13"N Latitude & 73°42'00.11"E Longitude to the North, 18°35'13.87"N Latitude & 73°42'02.37"E Longitude to the South, 18°35'17.77"N Latitude & 73°42'05.06"E Longitude to the East, 18°35'15.28"N Latitude & 73°41'57.19"E Longitude to the West of Division Pune village Mann, Taluka Mulshi, District Pune, PIN - 411057 admeasuring 40820 sq.mts. area being developed by Vilas Javdekar Eco Shelters Pvt. Ltd.

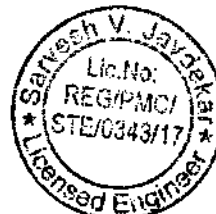
Ref: MahaRERA Registration Number: Being Applied for.

Sir,

I Sarvesh Vilas Javdekar have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, comprising Five Buildings viz. YASHWIN HINJAWADI - A, YASHWIN HINJAWADI- B & YASHWIN HINJAWADI - C, YASHWIN HINJAWADI - D and YASHWIN HINJAWADI - COMMERCIAL situated on the Plot bearing New Survey no. 286/4/1/A, 286/4/1/B, 286/4/1/C, 286/4/1/D (Old S. No. 286/4, 286/5, 286/6) of Division Pune village Mann, Taluka Mulshi, District Pune, PIN - 411057 admeasuring 40820 sq.mts. area being developed by Vilas Javdekar Eco Shelters Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) Shri Sameer Valimbe as L.S. / Architect
- (ii) Shri Jayant Vinayak Inamdar as Structural Consultant
- (iii) M/s Amit Infrastructure Consultants as MEP Consultant
- (iv) M/s. Keystone as Quantity Surveyor



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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 M/s Keystone, 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.218,91,21,000/- (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 **Pune Metropolitan Regional Development Authority (PMRDA)** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 8,94,73,500/- (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 **Pune Metropolitan Regional Development Authority (PMRDA)** is estimated at Rs.209,96,47,500/- (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: Yashwin Hinjawadi - A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29.05.2017 is	Rs.28,90,24,200/-
2	Cost incurred as on 29.05.2017 (based on the Estimated cost)	Rs. 2,45,64,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	8.50%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 26,44,60,200/-
5	Cost Incurred on Additional /Extra Items As on 29.05.2017 not included in the Estimated Cost	NIL



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Building: Yashwin Hinjawadi - B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29.05.2017 is	Rs.28,90,24,200/-
2	Cost incurred as on 29.05.2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.28,90,24,200/-
5	Cost Incurred on Additional /Extra Items As on 29.05.2017 not included in the Estimated Cost	NIL

Building: Yashwin Hinjawadi - C

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29.05.2017 is	Rs.28,90,24,200/-
2	Cost incurred as on 29.05.2017 (based on the Estimated cost)	Rs. 42,68,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	1.48%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.28,47,56,200/-
5	Cost Incurred on Additional /Extra Items As on 29.05.2017 not included in the Estimated Cost	NIL

Building: Yashwin Hinjawadi - D

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29.05.2017 is	Rs.28,90,24,200/-
2	Cost incurred as on 29.05.2017 (based on the Estimated cost)	Rs. 2,31,14,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	8.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.26,59,10,200/-
5	Cost Incurred on Additional /Extra Items As on 29.05.2017 not included in the Estimated Cost	NIL



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Building: Yashwin Hinjawadi - Commercial

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 29.05.2017 is	Rs.49,60,00,000/-
2	Cost incurred as on 29.05.2017 (based on the Estimated cost)	NIL
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.49,60,00,000/-
5	Cost Incurred on Additional /Extra Items As on 29.05.2017 not included in the Estimated Cost	NIL

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 29.05.2017 is	Rs. 53,70,24,200/-
2	Cost incurred as on 29.05.2017 (based on the Estimated cost)	Rs. 3,75,27,500/-
3	Work done in Percentage (as Percentage of the estimated cost)	6.99%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 49,94,96,700/-
5	Cost Incurred on Additional /Extra Items As on 29.05.2017 not included in the Estimated Cost	NIL

Yours faithfully

Sarvesh V. Javdekar



Signature of Engineer

(License No.REG/PMC/STE/0343/17)