

FORM-R ENGINEER'S CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Subject: Certificate of Cost Incurred for Development of Yashempire Developers LLP for Construction of building(s)A+B+C Wing(s) of the Single Phase P52100023369 situated on the Plot bearing CST No. 721 Final Plot No. 54+55+56, Gujarat Colony, Kothrud Pune – 411038.

Demarcated by its boundaries latitude - 18° 30' 17.11" and longitude of the end points - 73° 48'35.57"

to the North - 18 Mtr DP Road

to the South - S. No. 139

to the East - CTS. No. 721, Plot No. 53

to the West - CTS. No. 721, Plot No. 57

of division Pune village Kothrud, taluka Haveli Dist Pune Pin 411038 admeasuring 3212 sq. mtr. area being developed by Yashempire Developers LLP

Ref: MahaRERA Registration Number **P52100023369**

I Mr. Abhijeet Kenjale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 1 Building(s) A+B+C Wing(s) of the Single Phase situated on the plot bearing CST No. 721 Final Plot No. 54+55+56, Gujarat Colony, Kothrud Pune – 411038. Admeasuring 3212 sq.mts. area being developed by Yashempire Developers LLP.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of

- (i) M/s Malwadkar Architects as Architect
- (ii) M/s G A Bhilare Consultant Pvt. Ltd as Structural
- (iii) M/s Phoenix Consultantas MEP Consultant
- (iv) M/s Mr. Laxman Kaleas Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion 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 Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. **47,98,54,049** /- (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date 31/03/2022 is calculated at Rs. **5,36,72,896.34** /- (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on 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 the Competent Authority is estimated at Rs. **34,00,39,903.66** /- (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31/03/2022 date is as given in Tables A and B below :

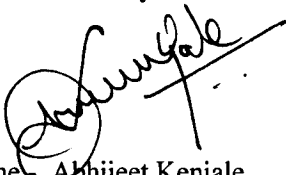
Table A
Kshitij Residency A+B+C

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date 12/12/2019 of Building Permission from Competent Authority. (based on the original Estimated cost)	393,712,800.00
2	Cost incurred as on Date 31/03/2022 (Based on the actual cost incurred as per records)	53,672,896.34
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	13.63
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	340,039,903.66
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	13.63
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B
Internal & External Development works and common amenities

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated	86,141,249.00
2	Cost incurred as on_(based on the actual cost incurred as per records)	-
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	-
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	-
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	-
(Enclose separate sheet for the cost calculations)		

Yours Faithfully



Name - Abhijeet Kenjale
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License No - NA