SARVESH V JAVDEKAR

Licensed Engineer

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

ENGINEER'S CERTIFICATE

Date: May 24, 2017

To

Vilas Javdekar and Sanjeevani Developers LLP,
Office No. 306, Siddharth Tower,
Near Sangam Press Road,
Kothrud, Pune 411038.

Subject: Certificate of Cost Incurred for Development of Yashwin Jeevan Project for Construction of 4 building(s) (RERA Registration being applied for) situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 23/3, 24/1A, 24/1B demarcated by its boundaries, 18 33'39.71" Latitude & 73 33'45.24" Longitude to the North, 18 33'34.57" Latitude & 73 45'25.00" Longitude to the South, 18 33'39.71" Lattitude & 73 45'25.40" Longitude to the East, 18 33'39.64" Lattitude & 73 45'23.98" Longitude, to the West of Division Pune village Sus, taluka Mulshi, District Pune, PIN – 411021 admeasuring 10600 sq.mts. area being developed by [Vilas Javdekar & Sanjeevani Developers LLP]

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 four buildings viz. YASHWIN JEEVAN- A, YASHWIN JEEVAN-B, YASHWIN ORCHID –A & YASHWIN ORCHID –B of the Project, situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 23/3, 24/1A, 24/1B of Division Pune, village Sus, taluka Mulshi, District Pune PIN-411021 admeasuring 10600 sq.mts. area being developed by **Vilas Javdekar & Sanjeevani Developers LLP**

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

(i) M/s Ankur Associates as L.S. / Architect ;

(ii) M/s. JW Consultants LLP as Structural Consultant

(iii) M/s. Aquamate Consultants Pvt. Ltd & M/s Federal Engineering Works as MEP Consultant

(iv) Mr. Sarvesh Vilas Javdekar, Engineer also acting 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 Sarvesh Vilas Javdekar 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. 58,97,95,872/- (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. 26,47,71,671/- (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) (planning Authority) is estimated at Rs 32,50, 24,201(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 Jeevan A

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 24.05.2017 is	Rs. 14,64,10,000/-
2	Cost incurred as on 24.05.2017 (based on the Estimated cost)	Rs. 5,72,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	39.10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 8,91,60,000/-
5	Cost Incurred on Additional /Extra Items As on 24.05.2017 not included in the Estimated Cost (Annexure A)	NIL

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Building: Yashwin Jeevan B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building as on 24.05.2017 is	Rs. 14,64,10,000/-
2	Cost incurred as on 24.05.2017 (based on the Estimated cost)	Rs. 5,56,10,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	37.98%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 9,08,00,000/-
5	Cost Incurred on Additional /Extra Items As on 24.05.2017 not included in the Estimated Cost (Annexure A)	NIL

Building: Yashwin Orchid A

(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 24.05.2017 is	Rs. 9, 92, 37, 936/-
2	Cost incurred as on 24.05.2017 (based on the Estimated cost)	Rs. 5,31,81,456/-
3	Work done in Percentage (as Percentage of the estimated cost)	53.59%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,60,56,480/-
5	Cost Incurred on Additional /Extra Items As on 24.05.2017 not included in the Estimated Cost (Annexure A)	Nil

Building: Yashwin Orchid B

(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 24.05.2017 is	Rs. 9, 92, 37, 936/-
2	Cost incurred as on 24.05.2017 (based on the Estimated cost)	Rs. 4,94,68,610/-
3	Work done in Percentage (as Percentage of the estimated cost)	49.85%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,97,69,326/-
5	Cost Incurred on Additional /Extra Items As on 24.05.2017 not included in the Estimated Cost (Annexure A)	Nil

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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 24/05/2017 date of Registration is	Rs. 9,85,00,000/-
2	Cost incurred as on 24/05/2017 (based on the Estimated cost)	Rs. 4,92,61,605/-
3	Work done in Percentage (as Percentage of the estimated cost)	50.01%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 4,92,38,395/-
5	Cost Incurred on Additional /Extra Items As on 24.05.2017 not included in the Estimated Cost (Annexure A)	NIL

Yours faithfully

Javdekar

Sarvesh V. Javdekar

Signature of Engineer

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