NITIN B. TARANGE
ENGINEER

ENGINEER'S CERTIFICATE

Date: Dec 31, 2022

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 YahONE Wakad Central having MahaRERA registration Number P52100020910 being developed by Vilas Javdekar Eco Shelters Pvt. Ltd.

Sir,

I, Mr. Nitin Tarage have undertaken assignment of certifying Estimated Cost for YahONE Wakad Central having MahaRERA registration Number P52100020910 being developed by Vilas Javdekar Eco Shelters Pvt. Ltd.

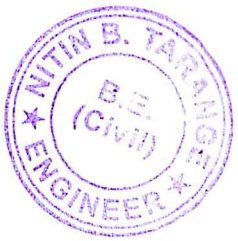
2. We have estimated the cost of Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal and external works of the project as per specifications mentioned in the agreement of sale. Our estimated cost calculations are based on the drawings/plans made 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 Mr. Nitin Tarange Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/ confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs.105.91 CR. (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal and external works, as per specifications mentioned in the agreement of sale and for the purpose of obtaining occupation certificate/ completion certificate for the Building(s)/ Wing(s)/Layout/Plotted Development from the Pimpri Chinchwad Municipal Corporation (PCMC) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 100.95 (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/ services used and unit cost of these items.

5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal and external works as per specifications mentioned in agreement of sale of the Project is estimated at Rs. 4.96 CR. (Total of Table A and B).

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



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TABLE A

Buildings: Building A

Sr. No	Particulars	Amounts (Rs. in Crores)
1	Total Estimated cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	26.67
2	Cost incurred as on date of certificate	26.67
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL

Buildings: Building B

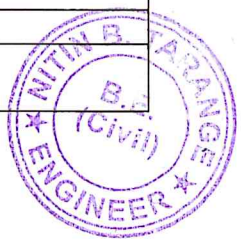
Sr. No	Particulars	Amounts (Rs. in Crores)
1	Total Estimated cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	17.81
2	Cost incurred as on date of certificate	17.81
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL

Buildings: Building C

Sr. No	Particulars	Amounts (Rs. in Crores)
1	Total Estimated cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	17.81
2	Cost incurred as on date of certificate	17.50
3	Work done in Percentage (as Percentage of the estimated cost)	98.26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.31
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL

Buildings: Building D

Sr. No	Particulars	Amounts (Rs. in Crores)
1	Total Estimated cost of the Building/Wing/Layout/Plotted Development as on date of Registration is	26.67
2	Cost incurred as on date of certificate	26.00
3	Work done in Percentage (as Percentage of the estimated cost)	97.49%
4	Balance Cost to be Incurred (Based on Estimated Cost)	0.67
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	NIL



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TABLE B

Internal & External Development Works in Respect of the Registered Phase

Sr. No	Particulars	Amounts (Rs. in Crores)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration	16.95
2	Cost incurred as on date of certificate	12.97
3	Work done in Percentage (as Percentage of the estimated cost)	76.52%
4	Balance Cost to be Incurred (Based on Estimated Cost)	3.98
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table – C)	NIL

Yours faithfully

Mr. Nitin Tarage, Engineer

B. E. (Civil)

(License No. : NA)

Agreed and Accepted by:

Signature of Promoter

Name: Mr. Aditya Vilas Javdekar

Date: 31/12/2022

TABLE C

List of Extra/Additional/ Deleted Items considered in Cost
(which are not part of the original Estimate of Total Cost)

Sr. No	List of Extra/Additional/Deleted Items	Amounts, Rs. in Crores
1	NIL	NIL