



FORM-2[as per Regulation 3]

ENGINEER'S CERTIFICATE

Date:13/07/2018

To,
M/s. Vision Ace Through its member,
1) Mr. Anup Parmanand Jhamtani &
2) Mr. Rushabh Rajesh Sakla
Jhamtani House, S. No. 17/2,
Opp. 'D'Prabhag, PCMC Building,
Rahatani, Pune – 411017.

Subject: Certificate of cost Incurred for Development of project named **Vision Ace Phase 1** for construction of **Building A and B and Row House** situated on the plot **B** of the piece of land bearing Survey no. **89/1/A/1, 89/1/A/2, 89/1/B/1, 89/1/B/2, & 89/1/B/4** demarcated by its boundaries (latitude and longitude of the end points) **18°36'46.18"N, 73°44'52.51"E** to the north, **18°36'32.34"N, 73°44'52.11"E** to the south **18°36'45.95"N, 73°44'54.77"E** to the east, **18°36'32.72"N, 73°44'50.71"E** to the west of Division:- **Pune**, Village:- **Tathawade**, Taluka:- **Mulshi**, District:- **Pune** PIN- **411033** admeasuring **17001.77sq.mts.** Area being developed by 1) **Mr. Anup Parmanand Jhamtani & 2) Mr. Rushabh Rajesh Sakla** on behalf of **Vision Ace, Phase 1 Pune**.

Ref: RERA Registration(as per MahaRERA)

Sir,

I, Shivakumar Kulkarni, have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, of **Building A and B and Row House** situated on the plot bearing Survey No.: **-89/1/A/1, 89/1/A/2, 89/1/B/1, 89/1/B/2, & 89/1/B/4** of Division: **-Pune**, Village: **-Tathawade**, Taluka: **-Mulshi**, District: **-Pune** PIN- **411033** admeasuring Plot **B 17001.77sq.mts.** Area being developed by, 1) **Mr. Anup Parmanand Jhamtani & 2) Mr. Rushabh Rajesh Sakla** on behalf of **M/s. Vision Ace, Phase 1 Pune**.

1. Following technical professionals are appointed by 1) **Mr. Anup Parmanand Jhamtani & 2) Mr. Rushabh Rajesh Sakla** on behalf of **Vision Ace Phase 1, Pune: -411033**.

(i) Vka Arch as L.S./Architect;

(ii) M/s. Skyline MEP Consultants- Shri Rahul Pawar MEP Consultant

(iii) M/s. Hansal Parikh And Associates As RCC Consultants

(iv) Mr. Yogesh Ethape as Quantity Surveyor cum Site Engineer.

2. We have estimated the cost of the completion to obtain occupation certificate/completion certificate of the civil, MEP and Allied works, of **Building A and B and Row House** 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 & consultants and the schedule of items and quantity Surveyor* appointed by developer 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 A and B and Row House** of the aforesaid project under reference as Rs. **32,91,83,706.00** 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 **A & B & Row House** Buildings from the 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. **27,05,353.00** 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 A and B and Row House** the subject project to obtain occupation certificate/completion certificate from PCMC (planning authority is estimated at Rs. . **32,64,78,353.00**.

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 & B below.

TABLE A

Prepared separately for A Building of the Real estate project called 'Vision Ace' Phase 1.

Particulars	Amounts	
Total estimated cost of the A Building as on 13/07/2018 date of Registration is	Rs. 9,54,15,629.00	
Cost incurred as on 13/07/2018. (based on the estimated cost)	Rs. 5,28,404.00	
Work done in percentage (as percentage of the estimated cost)	0.55%	
Balance cost to be incurred (based on estimated cost)	Rs. 9,48,87,225.00	
Cost incurred on Additional/Extra items as on _____ not included in the estimated cost (Annexure A)	Nil	

TABLE A

Prepared separately for B Building of the Real estate project called 'Vision Ace' Phase 1.

Sr.no.	Particulars	Amounts
1	Total estimated cost of the B Building as on 13/07/2018 date of Registration is	Rs. 16,93,08,600.00
2	Cost incurred as on 13/07/2018 (based on the estimated cost)	Rs. 13,64,859.00
3	Work done in percentage(as percentage of the estimated cost)	0.80%
4	Balance cost to be incurred(based on estimated cost)	Rs. 16,79,43,741.00
5	Cost incurred on Additional/Extra items as on _____ not included in the estimated cost (Annexure A)	Nil

TABLE A

Prepared separately for Row House of the Real estate project called 'Vision Ace' Phase 1.

Sr.no.	Particulars	Amounts
1	Total estimated cost of the Row House as on 13/07/2018 date of Registration is	Rs. 66,78,400.00
2	Cost incurred as on 13/07/2018 (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. 66,78,400.00
5	Cost incurred on Additional/Extra items as on _____ not included in the estimated cost (Annexure A)	Nil

TABLE B

Prepared for the entire registered phase of the Real Estate project called 'Vision Ace' Phase 1.

Sr.No	Particulars	Amounts
1	Total estimated cost of the internal & External development works Phase 1 including amenities and facilities in the layout as on 13/07/2018 of Registration.	Rs. 5,77,81,077.00
2	Cost incurred as on 13/07/2018. (based on the estimated cost)	Rs. 8,12,090.00
3	Work done in percentage. (as percentage of the estimated cost)	1.41%
4	Balance cost to be incurred. (Based on estimated cost)	Rs. 5,69,68,987.00
5	Cost incurred on Additional /Extra items as on _____ not included in the estimated cost(Annexure A)	Nil

Yours Faithfully


13/7/2018
Shivakumar Kulkarni
(Licence No. M 116131 / 2)