

FORM-2[as per Regulation 3]

ENGINEER'S CERTIFICATE

Date:13/07/2018

To,
M/s. Vision AceThrough 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″Ev to the south18°36′45.95″N, 73°44′54.77″E to the east, 18°36′32.72″N, 73°44′50.71″Ev 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, ShivakumarKulkarni, 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.

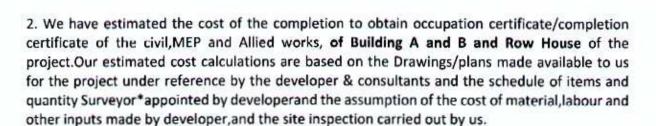
 Following technical professionals are appointed by 1) Mr. Anup Parmanand Jhamtani& 2) Mr. Rushabh Rajesh Saklaon behalf of Vision Ace Phase 1, Pune: -411033.

- (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.

Email: kulkarni.shivakumar@gmail.com

SHIVAKUMAR A. KULKARNI

CHARTERED ENGINEER
B.E., MIE 116131/2



- 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.
- 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.
- 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.

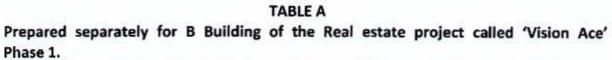
TABLE A

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	



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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

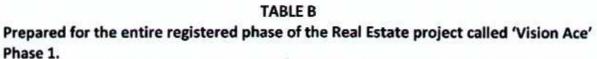
TABLE A

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 onnot included in the estimated cost (Annexure A)	Nil



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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

ShivakumarKulkarni

(Licence No. M 116131 / 2)