

FORM-2 [as per Regulation 3]

Date / /

ENGINEER'S CERTIFICATE

Date: 21/06/2017

To,
MR. Anup Parmanand Jhamtani,
Partner – Ace Augusta, Jhamtani House, S. No. 17/2,
Opp. D Prabhag, PCMC Building,
Rahatni, Pune - 411017

Subject: Certificate of cost Incurred for Development of Ace Augusta for construction of **1 No.** of **Building A** situated on the plot bearing Survey no. **285/3/1A + 285/3/1B +285/3/1C** demarcated by its boundaries (latitude and longitude of the end points) **18d35'24"N, 73d42'09"E** to the north, **18d35'21"N, 73d42'10"E** to the south **18d35'23"N, 73d42'11"E** to the east, **18d35'22"N, 73d42'08"E** to the west of Division **Pune**, Village **Mann**, Taluka **Mulshi**, District **Pune**, PIN- **411057** admeasuring **6500** sq. mts. Area being developed by Mr. **Anup Parmanand Jhamtani** on behalf of **Ace Augusta, Pune.**

Ref: RERA Registration Number _____ (as per MahaRERA)

Sir,

I, Shivkumar Kulkarni, have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, **1 No.** of **Building A** situated on the plot bearing Survey no. **285/3/1A + 285/3/1B +285/3/1C** of Division **Pune**, village **Mann**, Taluka **Mulshi**, District **Pune**, PIN- **411057** admeasuring **6500** sq. mts. Area being developed by Mr. **Anup Parmanand Jhamtani** on behalf of **Ace Augusta, Pune.**

1. Following technical professionals are appointed by Shri **Anup Parmanand Jhamtani** on behalf of **Ace Augusta, Pune:-**

- (i) M/s VK: A Architecture – AR. Hrishikesh Kulkarni as L.S./Architect;
- (ii) M/s Hansal Parikh and Associates – Mr. Hansal Parikh as structural consultant
- (iii) M/s Skyline Consultants – Shri Rahul Pawar as MEP Consultant
- (iv) M/s ARYAA TECH as Quantity Surveyor

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 & 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(s) of the aforesaid project under reference as **Rs.22,25,72,432/-**. 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 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.6,59,39,766/-**.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 PMRDA(planning authority is estimated at **Rs.15,66,32,666/-**.

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
Building/Wing called ACE AUGUSTA
(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 21/06/2017 DATE OF REGISTRATION IS	181,105,030.00
2	COST INCURRED AS ON 21/06/2017 (BASED ON ESTIMATED COST)	59,284,106.00
3	WORK DONE IN PERCENTAGE (AS PERCENTAGE OF ESTIMATED COST)	32.73
4	BALANCE COST TO BE INCURRED (BASED ON ESTIMATED COST)	121,820,924.00
5	COST INCURRED ON ADDITIONAL/EXTRA ITEMS AS ON NOT INCLUDED IN ESTIMATED COST	NA

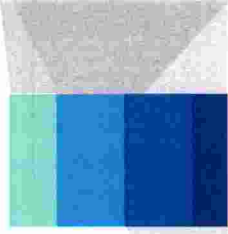


TABLE B
(to be prepared for the entire registered phase of the Real Estate project) / /

SR NO	PARTICULARS	AMOUNTS
1	TOTAL ESTIMATED COST OF THE INTERNAL AND EXTERNAL DEVELOPMENT WORKS INCLUDING AMENITIES AND FACILITIES IN THE LAYOUT AS ON 21/06/2017 DATE OF REGISTRATION	41,467,402.00
2	COST INCURRED AS ON 21/06/2017	66,55,660.00
3	WORK DONE IN PERCENTAGE (AS PERCENTAGE OF ESTIMATED COST)	16.05
4	BALANCE COST TO BE INCURRED	34,811,742.00
5	COST INCURRED ON ADDITIONAL / EXTRA ITEMS AS ON 21/06/2017 NOT INCLUDED IN ESTIMATED COST	NA

Yours Faithfully

Shivakumar A Kulkarni
(M.I.E 116131 / 2)
(MEMBER OF INSTITUTE OF ENGINEERS)

*Note