



VASCON

FORM-2

ENGINEER'S CERTIFICATE

To

Date : August 17, 2022

M/S Ajanta Enterprises,

Office at 239/240 – Clover Centre,

7 Moledina Road,

Camp, Pune- 411001.

Subject : Certificate of Cost Incurred for **Phase 1** of the '**Forest Edge** Project situated on the **SECTOR NO.3 OF S.NO.40,H.NO. 1B/2,2B/2, S.NO.41, H.NO.1A/1,2A/1, AND S.NO.59, H.NO.3,1+2+4/1,1+2+4/2,AND 1+2+4/3, KHARADI, PUNE.** Demarcated by its boundaries (latitude 18°33'18.60"N, and longitude 73°56'40.11"E of the end points), Taluka-Haveli, District- Pune. PIN-411014, admeasuring **6546.75 Sq.mts** out of SECTOR 3 plot area admeasuring **21423.37 Sq.mts.** being developed by **M/S Ajanta Enterprise.**

Sir,

I/ We **M/S Ajanta Enterprises,** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being Building of the **Phase 1 - A Wing "Forest Edge"** situated on Plot SECTOR NO.3 OF S.NO.40,H.NO. 1B/2,2B/2, S.NO.41, H.NO.1A/1,2A/1, AND S.NO.59, H.NO.3,1+2+4/1,1+2+4/2,AND 1+2+4/3, KHARADI, PUNE. PIN-411014, admeasuring **6546.75 Sq.mts** out of SECTOR 3 plot area admeasuring **21423.37 Sq.mts.** being developed by **M/S Ajanta Enterprise.**

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

- (i) Ar. Satish Joshi as L.S. / Architect.
- (ii) Dr. Santosh Sundarajan (Vastech Consultants) as Structural Consultant.
- (iii) Shri Madhusudan Murthy (Power Engineers) as Electrical Consultant
- (iv) Mr. Malhar Dubule as Project Manager.

VASCON ENGINEERS LTD.

Registered & Corporate Office: Vascon Weikfield Chambers, Behind Hotel Novotel, Opposite Hyatt Hotel, Pune Nagar Road, Pune Maharashtra, India, 411014

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CIN: L70100PN1986PLC175750



1. 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 **M/s Ajanta Enterprises** quantity Survey or* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 34,88,41,162/-** (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 concerned Competent Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs. 27,53,71,580/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 Competent Authority is estimated at **Rs. 7,34,69,582/-** (Total of Table A and B).
5. 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
Phase 1 –“A wing ”

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 14.12.2017 date of Registration is	Rs. 25,10,45,150 /-
2	Cost incurred as on 17.08.2022 (Based on Estimated Cost)	Rs. 24,78,34,422 /-
3	Work done in Percentage % (as Percentage of the estimated cost)	98.72%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 32,10,728 /-
5	Cost Incurred on Additional /Extra Items as on 17.08.2022 not included in the Estimated Cost (Annexure A)	

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TABLE B

Phase 1 – Partial “Podium + Infra Work”

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 14.12.2017 date of Registration is	Rs. 9,77,96,012 /-
2	Cost incurred as on 17.08.2022 (based on the Estimated cost).	Rs. 2,75,37,158/-
3	Work done in Percentage (as Percentage of the estimated cost)	28.16%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 7,02,58,854 /-
5	Cost Incurred on Additional /Extra Items Rs. _____ as on 17.08.2022 not included in the Estimated Cost (Annexure A)	

Yours Faithfully,

Signature of Engineer,

Name: Santosh M. Pawar

Vice President (Technical Service)

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