

Avinash Kolewad

S.no 50/2, Nanai Baug, B T Kawade Road, Pune-411036

Mobile No: - 7719003974

FORM-2

ENGINEER'S CERTIFICATE

Date: 31/03/2024

To,
M/s. Ace Global Realty
Through its member
Mr. Anup Parmanand Jhamtani
Jhamtani House, S. No. 17/2,
Opp.'D' Prabhag, PCMC Building,
Rahatani, Pune -411033

Subject: - Certificate of cost Incurred for Development of project called "**ACE ABODE**" for construction of **WING A** situated on the Land bearing **Survey No. 87B, 88/4, 88/10/1, 88/10/2, 88/11, 88/16/1 & 88/17+18/1** demarcated by its boundaries (latitude and longitude of the end points) **18°39'23.52"N, 73°43'30.55"E** to the north, **18°39'18.23"N, 73°43'28.85"E** to the south, **18°39'20.19"N, 73°43'30.72"E** to the east, **18°39'21.17"N, 73°43'28.29"E** to the west of Division:- **Pune**, Village:- **Kiwale**, Taluka:- **Haveli**, District:- **Pune**, PIN – **412101** admeasuring **13950** sq.mts. Area being developed by **Mr. Anup Parmanand Jhamtani**. (Director)

Ref: RERA Registration Number P52100032368 (as per MahaRERA)

Sir,
I, **Avinash Kolewad** have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, being "**Wing A**" of the "**Ace Abode**" situated on the Land bearing **Survey No. 87B, 88/4, 88/10/1, 88/10/2, 88/11, 88/16/1 & 88/17+18/1** Division: - **Pune**, Village: - , Taluka:- **Haveli**, District:- **Pune** PIN – **412101** admeasuring **13950** sq.mts. Area being developed by **Mr. Anup Parmanand Jhamtani**. (Director)

1. Following technical professionals are appointed by **Mr. Anup Parmanand Jhamtani**.

(i) M/s. VKa as Architect & L.S.

(iii) M/s. Gensys Technologies Pvt. Ltd. (Mr. Purandare as structural consultant)

(iv) M/s Skyline Consultants- Shri Rahul Pawar as MEP Consultant

(v) Mr. Avinash Kolewad as Senior Quaintly 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 **Ace Abode Wing A** 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 times and quantity for the entire work as calculated by Avinash Kolewad quantity Surveyors 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 **Ace Abode Wing A** of the aforesaid project under reference as Rs. **25,51,72,739 /-** 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 **Ace Abode Wing A** being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The estimated cost incurred till date is calculated at **Rs. 15,48,31,595.82 /-** 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 **Ace Abode Wing A** of the subject project to obtain occupation certificate/completion certificate from PCMC (planning authority is estimated at **Rs. 9,68,33,870/-**
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

Sr no	Particulars	Amounts
01	Total Estimated Cost Of the "Ace Abode Wing A" as on 31/03/2024 date of Registration is	Rs. 25,51,72,739 /-
02	Cost Incurred as on 31/03/2024 (Based on the estimated cost)	Rs. 15,83,38,868 /-
03	Work done to be incurred (Based on estimated cost)	62.05%
04	Balance Cost to be incurred (based on estimated cost)	Rs. 9,68,33,870 /-
05	Cost incurred on additional/Extra as on not include in the estimated cost (Annexure A)	NA

TABLE B

Sr no	Particulars	Amounts
01	Total Estimated Cost Of the "Ace Abode Wing A" as on 31/03/2024 date of Registration is	Rs. 4,30,91,072 /-
02	Cost Incurred as on 31/03/2024 (Based on the estimated cost)	Rs. 3,57,58,372 /-
03	Work done to be incurred (Based on estimated cost)	82.98%
04	Balance Cost to be incurred (based on estimated cost)	Rs. 73,32,700/-
05	Cost incurred on additional/Extra as on not include in the estimated cost (Annexure A)	NA

Yours Faithfully



Avinash Kolewad

Agreed and accepted by



Signature of Promoter

Name: Mr. Anup Parmanand Jhamtani

Date: 31/03/2024

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. Quantity survey can be done by office of engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer. the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*)
3. (**) Balance Cost to be incurred (4) may vary from difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimated cost- any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.
6. Please specify if there are any deviations /qualitications. Example: Any deviations in input material used from specifications in agreement of sale.

TABLE C

List of Extra/Additional/ Deleted Items considered in Cost
(Which were not pan of the original Estimate of Total Cost)

Sr no	List of Extra/Additional / Deleted items	Amounts
01		
02		
03		
04		
05		