



ENGINEER'S CERTIFICATE

Date: 31ST March 2023

To

**Ajanta Enterprises,
S.no. 40,41,59 (part)
Kharadi, Pune 411014.**

Subject: Certificate of Cost Incurred for Development of W and N building, forest county PH-3 having MAHARERA Registration number **P52100017681** residential buildings for the project situated on the plot - Sector 1, Survey no 40,41,59 (part) Kharadi, Pune, demarcated by its boundaries (latitude and longitude of the end points)

18° 33' 22.5" N, 73° 56' 59.6" E to the North-East

18° 33' 25" N, 73° 56' 58" E to the South-East

18° 33' 21.4" N, 73° 56' 50.2" E to the South-West

18° 33' 29.4" N, 73° 56' 48.4" E to the North-West

of division Pune, Village - Kharadi, Taluka - Haveli, District - Pune, Pin 411014 being developed by Ajanta Enterprises.

Sir,

I Mrs. **Shubhangi Harpale** have undertaken assignment of certifying Estimated Cost for the Real Estate Project registered under MAHARERA registration number P52100017681, residential buildings W and N of the third Phase of the Forest county situated on the plot bearing Survey no. Sector 1 Survey no. 40,41,59(p) of Division - Pune, Village - Kharadi, Taluka Haveli, District - Pune, PIN - 411014 measuring 71001.41 sq.mts area being developed by Ajanta Enterprises.

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

- (i) Shri Satish Joshi as L.S. / Architect;
- (ii) Vastec Consultants and engineers as Structural Consultant
- (iii) Unicorn M.E.P. consultants Pvt Ltd as MEP Co Ms Anusha Shetty as Quantity Surveyor

1. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartment and proportionate completion of internal and external works of the project to as per specifications mentioned in agreement for Sale.

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 Ms Anusha Shetty quantity Surveyor appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

- 2. We estimate Total Estimated Cost of completion of the aforesaid project under reference as Rs. **54.61Cr Cr** (Total of Table A and B) at the time of registration. The estimated total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartment and proportionate internal and external works as per specifications mentioned in agreement for sale and for the purpose of obtaining occupation/ completion certificate for the building(s) from PMC, PUNE being the Planning Authority under whose jurisdiction the fore said project is being implemented.
- 4. The Estimated Cost Incurred till date is calculated at Rs. **48.95 Cr.**(Total of table A & B) the amount of Estimated Cost incurred is calculated on the basis of input material/ services used and unit cost of these items.
- 5 The Balance cost of Completion of the Civil, MEP and Allied works for completion of apartment and proportionate completion of internal and external works as per specifications mentioned in agreement for sale of the project is estimated as **5.66 Cr.**(Total of Table A and B).
- 6 I certify that the Cost of the Civil, MEP and allied work for the apartment and

proportionate internal and external road works as per specifications mentioned in agreement for sale of the aforesaid project as completed on the date of this certificate is as given in Table A and B below

TABLE A
Building W and N, Forest county Ph-3

Sr. No	Particulars	Amounts
1	Total Estimated cost of W and N building as on Date of registration 16 th April 2019	Rs50.57Cr
2	Cost incurred as on 31 st March 2023	Rs.47.13 Cr
3	Work done in Percentage (as Percentage of the estimated cost)	93.20%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3.44Cr
5	Cost Incurred on Additional /Extra Items as on 31March 2023 not included In the Estimated Cost (Annexure A)	Rs.-----

TABLE B

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and facilities in the layout as on 16 th April 2019	Rs.4.04 Cr
2	Cost incurred as on 31 st March 2023(based on the Estimated cost)	Rs.1.82 Cr
3	Work done in Percentage(as Percentage of the estimated cost)	45.05%
4	Balance Cost to be Incurred based on estimated Cost	Rs.2.22 Cr
5	Cost Incurred on Additional /Extra Items as on 31March 2023 not included In the estimated cost	Rs.-----

Yours Faithfully

Signature of Engineer

Shubhangi Harpale (Licence No.1389)

Shubhangi Harpale

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Agreed and accepted by

P. D. Lande

Signature of Promoter

Name and Date:

Date:

