



## ENGINEER'S CERTIFICATE

Date: 12<sup>TH</sup> OCTOBER 2022

To

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

Subject: Certificate of Cost Incurred for Development of Forest County - Phase 3 for Construction of Building N and W situated on 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.

Ref: MahaRERA Registration Number P52100017681

Sir,

I Mrs. Shubhangi Harpale have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, of Building N and W of project Forest County situated on the plot - Sector 1 Survey no. 40,41,59(p) of Division - Pune, Village - Kharadi, Taluka Haveli, District - Pune, PIN - 411014 and 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 Consultant
  - (iv) Ms Anusha Shetty 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 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.
3. The Estimate is done for 2 parking floors + 12 floors .We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 54.61Cr** ( 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 PMC, PUNE being the Planning Authority under whose jurisdiction theafore said project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.38.82 Cr.** ( Total of Table A & B )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 PMC, Pune is estimated at **Rs.15.79 Cr.,**( Total of Table A and B).
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 and B below:

**TABLE A****Building –Building W and N**

Sr. No	Particulars	Amounts
1	Total Estimated cost of Building N and W as on 30 <sup>th</sup> September 2022 is	Rs.50.57 Cr
2	Cost incurred as on 30 <sup>th</sup> September 2022 (based on the Estimated cost)	Rs.37.84 Cr
3	Work done in Percentage (as Percentage of the estimated cost )	74.83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.12.73 Cr
5	Cost Incurred on Additional /Extra Items ason__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 <u>30<sup>th</sup> September 2022</u>	Rs. 4.04 Cr
2	Cost incurred as on <u>30<sup>th</sup> September 2022</u> (based on the Estimated cost )	Rs. 0.98 Cr
3	Work done in Percentage (as Percentage of the estimated cost )	24.26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3.06 Cr
5	Cost Incurred on Additional /Extra Items ason_____not included in the Estimated Cost (Annexure A)	Rs._____/-

**(to be prepared for the entire registered phase of the Real Estate Project)**

Note :- Table B cost considered in my certificate is only for development work for phase 3 - W and N building , it does not include cost amenities , as those are completed with Phase I and II, which was prior to RERA implementation.

**Yours Faithfully**

*Shubhang*

Singnature of Engineer  
Shubhangi Harpale(Licence No.1389)

