

Avinash Kolewad

Office at Jhamtani House, S. No. 17/2, Opp. 'D' Prabhag, PCMC Building, Rahatani, Pune-411033

Mobile No: - 7719003974

FORM-2

ENGINEER'S CERTIFICATE

Date: 15/09/2023

To,
Jhamtani Realty Private Limited
Through its director
Mr. Anup Parmanand Jhamtani
Office at Sr. No. 17/2,
Opp. 'D' Prabhag PCMC Bldg.,
Aundh - Ravet Road,
Rahatani, Pune - 411017

Subject: - Certificate of cost Incurred for Development of project called "**Ace Aurum III**" for construction of **ACE AURUM III TOWER 01** situated on the plot bearing **Survey No. 45/1/1(P)** demarcated by its boundaries (latitude and longitude of the end points) **18°39'14.05"N , 73°44'5.55"E** to the north, **18°39'14.98"N , 73°44'4.96"E** to the south, **18°39'14.25"N , 73°44'4.81"E** to the east, **18°39'14.76"N , 73°44'5.71"E** to the west of Division:- **Pune**, Village:- **Ravet**, Taluka:- **Haveli**, District:- **Pune** PIN – **412101** admeasuring **3800.00** sq.mts. Area being developed by **Mr. Anup Parmanand Jhamtani**. (Director)

Ref: RERA Registration Number P52100026571 (as per MahaRERA)

Sir,

I, Avinash K have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, of **ACE AURUM III TOWER 01** situated on the plot bearing Survey No.: - **45/1/1** of Division: - **Pune**, Village: - **Ravet**, Taluka: - **Haveli**, District: - **Pune** PIN - **412101** admeasuring **3800.00** sq.mts. Area being developed by **Mr. Anup Parmanand Jhamtani (Director)**

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

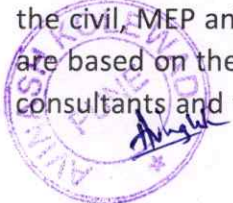
(i) M/s. Vka as Architect & L.S.

(ii) M/s. Hansal Parikh & Associates- Mr. Hansal Parikh as structural consultant

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

(iv) Mr. Manish Gade as Senior Site Engineer & 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 AURUM III TOWER 01** 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 **ACE AURUM III TOWER 01** of the aforesaid project under reference as **Rs. 70,878,206/-** 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 AURUM III TOWER 01** from PCMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at **Rs. 67,697,478.97/-** 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 AURUM III TOWER 01** of the subject project to obtain occupation certificate/completion certificate from PCMC (planning authority is estimated at **Rs. 3,180,727.03 /-**

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

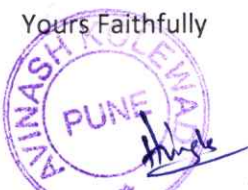
TABLE A

Sr no	Particulars	Amounts
01	Total Estimated Cost Of the "ACE AURUM III TOWER 01" as on 15/09/2023 date of Registration is	Rs. 70,878,206.00 /-
02	Cost Incurred as on 15/09/2023 (Based on the estimated cost)	Rs. 67,697,478.97/-
03	Work done to be incurred (Based on estimated cost)	95.51%
004	Balance Cost to be incurred (based on estimated cost)	Rs. 3,180,727.03 /-
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 AURUM III TOWER 01" as on 15/09/2023 date of Registration is	Rs. 25,388,038.00 /-
02	Cost Incurred as on 15/09/2023 (Based on the estimated cost)	Rs. 24,104,835.50 /-
03	Work done to be incurred (Based on estimated cost)	94.95%
04	Balance Cost to be incurred (based on estimated cost)	Rs. 1,283,202.50 /-
05	Cost incurred on additional/Extra as on not include in the estimated cost (Annexure A)	NA

Yours Faithfully


Avinash Kofewad