



K. P. Badgujar
Consultants Private Limited
Adding Value.....

FORM-2[as per Regulation 3]

ENGINEER'S CERTIFICATE

Date:17-09-2021

To,
Mr. Anup Parmanand Jhamtani,
Partner – Ace Aurum, Jhamtani House,
S. No 17/2, Opp D Prabhag, PCMC Bldg.,
Rahatani, Pune 411017.

Subject: -Certificate of cost Incurred for Development of project called “Ace Aurum I” for construction of **02 Bldgs.’ A & B** situated on the Land bearing **Survey No. 60/2/3** demarcated by its boundaries (latitude and longitude of the end points)**18°39'18"N, 73°44'5.3"E** to the north, **18°39'13"N, 73°44'4"E** to the south, **18°39'16"N, 73°44'5"E** to the east, **18°39'16"N, 73°44'4"E** to the west of Division:- **Pune**, Village:- **Ravet**, Taluka:- **Haveli**, District:- **Pune** PIN-**412101**admeasuring **3000** sq.mts Area being developed by **Mr. Anup Parmanand Jhamtani** on behalf of Ace Aurum, Pune.

Ref: RERA Registration Number _____ (as per MahaRERA)

Sir,

I, **Rohinee Badgujar** have undertaken assignment of certifying Estimated cost for the subject Real Estate project proposed to be registered under RERA, **02 Bldgs.’ A & B** situated on the Land bearing **Survey No. 60/2/3** of Division:- **Pune**, Village:- **Ravet**, Taluka:- **Haveli**, District:- **Pune** PIN – **412101** admeasuring **3000** sq.mts. Area being developed by **Mr. Anup Parmanand Jhamtani** on behalf of Ace Aurum, Pune.

1.Following technical professionals are appointed by **Mr. Anup Parmanand Jhamtani** on behalf of Ace Aurum, Pune.

- (i) M/s. Yojana Architects Ar. Narendra D. Joshi as Architect/L.S.
- (iii) M/s Strudcom Consultants Pvt Ltd - Mr. J V Inamdar as structural consultant
- (iv) M/s Skyline MEP consultants - MEP Consultant
- (v)Mr. Yogesh Ethape 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 I, A & B Building** 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, labor and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated cost of completion of **A & B Buildings** of the aforesaid project under reference as **Rs.16,02,56,034/-** 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 **A & B Buildings** from PCMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The cost incurred till date is calculated at **Rs.16,02,56,034/-** 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 **A & B Buildings** of the subject project to obtain occupation certificate/completion certificate from PCMC (planning authority is estimated at **Rs. 0.00/-**
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



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TABLE A
Project Ace Aurum I A Building

Sr no	Particulars	Amounts
01	Total Estimated Cost Of the "A Buildings" as on 17/09/2021 date of Registration is	Rs.6,03,06,640/-
02	Cost Incurred as on 17/09/2021 (Based on the estimated cost)	Rs. 6,03,06,640/-
03	Work done to be incurred (Based on estimated cost)	100%
04	Balance Cost to be incurred (based on estimated cost)	Rs. 0.00/-
05	Cost incurred on additional/Extra as on not include in the estimated cost (Annexure A)	NA

TABLE A
Project Ace Aurum I, B Building

Sr no	Particulars	Amounts
01	Total Estimated Cost Of the "B Buildings" as on 17/09/2021 date of Registration is	Rs.5,43,93,425/-
02	Cost Incurred as on 17/09/2021 (Based on the estimated cost)	Rs. 5,43,93,425/-
03	Work done to be incurred (Based on estimated cost)	100%
04	Balance Cost to be incurred (based on estimated cost)	Rs. 0.00/-
05	Cost incurred on additional/Extra as on not include in the estimated cost (Annexure A)	NA



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TABLE B
(Prepared for the entire registered phase of the Real Estate project)

Sr no	Particulars	Amounts
01	Total Estimated Cost Of the "A & B Buildings" as on 17/09/2021 date of Registration is	Rs. 4,55,55,969/-
02	Cost Incurred as on 17/09/2021 (Based on the estimated cost)	Rs. 4,55,55,969/-
03	Work done to be incurred (Based on estimated cost)	100%
04	Balance Cost to be incurred (based on estimated cost)	Rs. 0.00/-
05	Cost incurred on additional/Extra as on not include in the estimated cost (Annexure A)	NA



Yours Faithfully

Rohinee Badgujar

ROHINEE BADGUJAR

LICENCE NO- PCMC/LE/0051/2017