

ENGINEER'S CERTIFICATE

Date:09/12/2022

To,

**Rohan & Atul Enterprises.,
1, Modibuag, Commercial Building,
Ganeshkhind Road, Shivajinagar,
Pune-411016**

Subject : Certificate of cost incurred for Development of **Rohan Nidita Phase-I comprising of Building A & B, Project** situated on the plot bearing Survey No. 43/3, 43/6, & 44, Hinjewadi, Tal. Mulshi, Dist. Pune 411057 demarcated by its boundaries (latitude and longitude of the end points) 18°35'15.35 to the North 73°44'39.30 to the East, Hinjewadi, Tal. Mulshi, Dist. Pune 411057, admeasuring 20519.66 Sq.mts. area being developed by **Rohan & Atul Enterprises.**

Sir,

1. We have undertaken assignment of certifying Estimated Cost for **Rohan Nidita Phase-I comprising of Building A & B, Project** situated on the plot bearing Survey No. 43/3, 43/6, & 44, Hinjewadi, Tal. Mulshi, Dist. Pune 411057 demarcated by its boundaries having MahaRERA registration number
2. We have estimated the cost of Civil, MEP and allied works required for the completion of Apartments and proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings, Plans made available to us for project under reference by the Developer / Consultants. The schedule of items and quantity required for entire work as calculated by Shri Rajshekhar Katti Quantity Surveyor appointed by Developer / Engineer, 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.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs 58,00,00,000/- (Total of Table A & B) at the time registration. The estimated Total cost of project is with reference to Civil, MEP and allied works

required for the completion of Apartments and proportionate completion of internal & external works of the project as per specification mentioned in agreement of sale and for purpose of obtaining occupation certificate/completion certificate for the Buildings Plotted Development from the Pune Municipal Corporation Being the planning authority under whose jurisdiction the aforesaid project is being implemented.

4. The Actual cost incurred till date is calculated at Rs 04, 00, 00,000 (Total of table A & B). The amount of Actual Cost Incurred is calculated on the basis of input materials/services used and unit cost of items.
5. The Balance cost of completion of the Civil, MEP and allied works required for the completion of Apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at Rs. 54,00,00,000 (Total of Table A & B) .
6. I certify that the cost of the Civil, MEP and allied works required for the completion of Apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid project as completed on the date of this certificate is as given in Table A & B below.

TABLE A**Building with Wings bearing Number Building A and Building B**

Sr. No	Particulars	Amount(In Rs)
1	Total Estimated Cost of Building / Wing / Layout/ Plotted Development as on date of registration is	Rs. 50,00,00,000/-
2	Cost incurred as on date of certificate.	Rs. 04,00,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	8 %
4	Balance Cost to Incurred **(Based on Estimated Cost)	Rs. 46,00,00,000/-
5	Cost incurred on Additional/Extra Items not included in Estimated cost (Table-C)	Rs 0/-

TABLE B**Internal & External Development Works in Respect of the Registered Phase**

Sr. No	Particulars	Amount(In Rs)
1	Total Estimated Cost of the Internal & External Development Works including amenities & Facilities in the layout as on date of registration is	Rs. 8,00,00,000/-
2	Cost incurred as on date of certificate.	Rs. 0,00,00,000 /-
3	Work done in Percentage.(as Percentage of the estimated cost)	0 %
4	Balance Cost to Incurred **(Based on Estimated Cost)	Rs. 8,00,00,000/-
5	Cost incurred on Additional/Extra Items not included in Estimated cost (Table-C)	Rs 0/-

Yours's faithfully,

Signature & Name.

Jitendra Kumar Jain

Local Authority license no _____ (If applicable)

Agreed and Accepted by:

Signature of Promoter:



Name : Abhishek Bhatewara

Date : 09/12/2022

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 independent Quantity surveyor, whose certificate of quantity calculated can be relied upon by the engineer. In case of independent quantity surveyor being appointed by the Developer, the name has to be mentioned at the place marked (*) and in case quantities are being calculated by office 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 total estimated cost (1) and actual cost incurred (2) due to deviation in in quantity required / escalation of cost etc. As this is an estimated cost, any deviation in quantity required for development of real estate project will result in amendment of the cost incurred / to be incurred.
4. All components of work with the specification are indicative and not exhaustive.
5. Please specify if there are any deviation / qualifications. Example any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional / Deleted Items considered in cost

(Which was not part of original Estimate of Cost?)

Sr No.	List of Extra / Additional / Deleted Items	Amount (In Rs)
1.		
2.		