

FORM 2 (See Regulation 3)

ENGINEER'S CERTIFICATE

Date: 07/08/2019

To,
M/s. Rohan & Atul Enterprises,
1, Modibuag, Commercial Building,
Ganeshkhind Road, Shivajinagar,
Pune-411016.

Subject: Certificate of cost incurred for Development of **Rohan Ipsita Project** situated on the plot bearing S. No. **38/3/1, 38/3/2, 38/3/3, 38/3/4 & 38/4**, Hinjawadi, Tal. Mulshi, Dist. Pune demarcated by its boundaries (latitude and longitude of the end points) **18°35'23.9"N 73°44'34.4"E** to the North East, **18°35'23.8"N 73°44'32.4"E** to the North West, **18°35'20.3"N 73°44'34.3"E** to the South East **18°35'20.2"N 73°44'32.2"E** South West Hinjawadi village, Mulshi Taluka, Pune District, PIN **411057** admeasuring **7400.00** Sq.mts. area being developed by **Rohan & Atul Enterprises.**

Sir,

I Satish Parshuram Pise have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 6 wings of the **Rohan Ipsita** Project situated on the plot bearing Gat No. **38/3/1, 38/3/2, 38/3/3, 38/3/4 & 38/4**, Hinjawadi, Tal. Mulshi, Dist. Pune demarcated by its boundaries (latitude and longitude of the end points) **18°35'23.9"N 73°44'34.4"E** to the North East, **18°35'23.8"N 73°44'32.4"E** to the North West, **18°35'20.3"N 73°44'34.3"E** to the South East **18°35'20.2"N 73°44'32.2"E** South West Hinjawadi village, Mulshi Taluka, Pune District, PIN **411057** admeasuring **7400.00** Sq.mts. area being developed by **Rohan & Atul Enterprises.**

1. Following technical professionals are appointed by Owner / Promoter:-
 - i) M/s **CS Consultants**, **Shri Shivanand Swami** as Architect;
 - ii) M/s **JW Consultants LLP**, **Shri Umesh Joshi** as Structural Consultant;
 - iii) M/s **Siddivinayak** as MEP Consultant;
 - iv) **Shri Rajshekhar Katti** 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 the **Shri Rajshekhar Katti** 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 the buildings of the aforesaid project under reference as Rs. 19,56,00,000/- (Total of Table A and B). The estimated Total cost of the 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 the Pune Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost incurred till date is calculated at Rs. 2,42,00,000/- (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 Pune Municipal Corporation (planning Authority) is estimated at Rs. 17,14,00,000/- (Total of Table A & 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**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building is	Rs.18,76,00,000/-
2	Cost incurred as on 30/06/2019 (based on the Estimated Cost)	Rs.2,42,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	13 %
4	Balance Cost to be incurred (based on Estimated Cost)	Rs. 16,34,00,000/-
5	Cost incurred on Additional/ Extra Items as on 31/12/2018 not included in the Estimated Cost (Annexure A)	Rs 0/-

TABLE B**To be prepared for the entire registered phase of the Real Estate Project**

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the entire layout as on 31/08/2018 date of Registration is	Rs. 80,00,000/-
2	Cost incurred as on 30/06/2019 (based on the Estimated Cost)	Rs. 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance Cost to be incurred (based on Estimated Cost)	Rs. 80,00,000/-
4	Cost incurred on Additional/ Extra Items as on 31/12/2018 not included in the Estimated Cost (Annexure A)	Rs 0/-

Yours Faithfully


Satish Parshuram Pise
 (License No. NA)

