



UniSteps
CONSULTING

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FORM-2 [see Regulation 3]

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project wise

Date: 22.03.2021

To,
ROHA REALTY PRIVATE TLD.
BUILDING NO. 128, KALA SADAN
Plot no. A44/45, MIDC, MAROL,
ANDHERI (E) Mumbai 400 093

Subject: Certificate of Cost Incurred of Construction Work of proposed Building known as Roha Palash, BUILDING NO. 128 KALA SADAN CHS LTD. Plot bearing C.T.S.no. 2 (part) Survey no.229, Nehru Nagar, of village Kurla, situated at Nehru Nagar, Kurla (East), Mumbai, demarcated by its boundaries.

North - Building No. 127,

South - 12.20 M wide Road,

East - Building No. 134,

West - Building No. 126,

C.T.S. no. 2 Part, Nehru Nagar of village Kurla, Kurla East, Mumbai. Plot being developed by M/s. Roha Realty Pvt. Ltd.

Ref: MahaRERA Registration Number:

Project Name: Roha Vatika

Building Name: Roha Palash

Dear Sir,

M/s UniSteps Consulting Pvt.Ltd have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being building/Wing of the - Phase, situated on the plot bearing C.T.S. no. 2 (part), Survey no.229, of village Kurla, Mumbai Suburban District, situated at Nehru Nagar, Kurla (East), Taluka Kurla, District Mumbai, State Maharashtra, PIN 400 024, Plot admeasuring 980.20 sq. mts. Plot being developed by M/s. Roha Realty Pvt. Ltd.

Following technical professionals are appointed by the Promoter:

M/s Nikhil Dixit Architects as L.S. / Architect;

M/s. UniSteps consulting Pvt Ltd as Structural Consultant

M/s. UniSteps consulting Pvt. Ltd as MEP Consultant

M/s. UniSteps consulting Pvt. Ltd as Quantity Surveyor *

- 1) 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 M/s UniSteps Consulting Pvt Ltd 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.
- 2) We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as ₹ 28,09,00,000 /- (Total of Table 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 the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- 3) The Estimated Cost Incurred till date is calculated at ₹ 0 /- (Total of Table B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

- 4) 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 MCGM (planning Authority) is estimated at ₹ 28,09,00,000 /- (Total of Table B).

- 5) 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.





Building No.128 is known as: KALASADAN:

TABLE B

Sr. No.	PARTICULARS	AMOUNTS
1	Total Estimated cost of the building as on _____ the date of Registration is	₹ 28,09,00,000 /-
2	Cost incurred as on _____ (based on the Estimated cost)	₹ 0 /-
3	Work done in Percentage (as Percentage of the estimated cost)	0%
4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ 28,09,00,000 /-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

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 _____ the date of Registration is	₹ /-
2	Cost incurred as on _____ (based on the Estimated cost)	₹ /-
3	Work done in Percentage (as Percentage of the estimated cost)	0.0%





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4	Balance Cost to be Incurred (Based on Estimated Cost)	₹ /-
5	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	

Yours Faithfully

KAILASH ANWALA
(Licence No.NA)

