

ENGINEER'S CERTIFICATE

Date: 03/10/2022

To,

**Rohan Builders & Developers Pvt. Ltd.,
1, Modibuag, Commercial Building,
Ganeshkhind Road, Shivajinagar,
Pune - 411016**

Subject : Certificate of Percentage of Completion of Construction Work of Building C, D & E, of the Rohan Anand Phase-I project [MahaRERA Registration Number P52100023186] situated on the plot bearing Gat No.110 Part &112, At Somatne, Mawal, Pune -410506; demarcated by its total plot boundaries [latitude and longitude of the end points] 18°42'21.72"N, 73°40'35.32"E to the North East, 18°42'21.04"N, 73°40'30.97"E to the North West, 18°42'15.60"N, 73°40'35.48"E to the South East, 18°42'16.04"N, 73°40'31.92"E to the South West, define plot boundaries for Village Somatane, Taluka Mawal, Dist Pune, PIN 410506, of total plot area for entire development admeasuring 20000.00 sq. mts. net area of the plot 17000.00 sq. mts. and land under development 3285.47 sq. mtrs. area being developed by M/s. Rohan Builders & Developers Pvt. Ltd. Through Mr. Sanjay Khushalchand Lunkad.

Sir,

1. We have undertaken assignment of certifying Estimated Cost for Rohan Anand Phase-I project situated on the plot bearing Gat No.110 Part &112, At Somatne, Mawal, Pune -410506having MahaRERA registration number P52100023186
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 34,21,00,000 /- (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 15, 59, 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. 18,62,00,000 (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 C, D & E

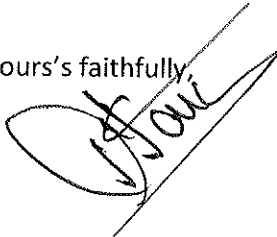
Sr. No	Particulars	Amount(In Rs)
1	Total Estimated Cost of Building / Wing / Layout/ Plotted Development as on date of registration is	Rs.31,06,00,000/-
2	Cost incurred as on date of certificate.	Rs.15,59,00,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	50 %
4	Balance Cost to Incurred **(Based on Estimated Cost)	Rs.15,47,00,000/-
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. 3,15,00,000/-
2	Cost incurred as on date of certificate.	Rs. 0/-
3	Work done in Percentage.(as Percentage of the estimated cost)	0 %
4	Balance Cost to Incurred **(Based on Estimated Cost)	Rs. 3,15,00,000/-
5	Cost incurred on Additional/Extra Items not included in Estimated cost (Table-C)	Rs 0/-

Yours's faithfully



Signature & Name.

Titendra Kumar Jain

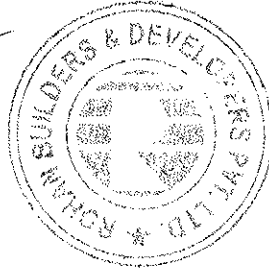
Local Authority license no _____ (If applicable)

Agreed and Accepted by:

Signature of Promoter: 

Name: Ashwin Lunkar

Date: 03/10/22



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 were not part of original Estimate of Cost)

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