

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: 16.04.2020

To
M/S. ROHAN DEVELOPERS PVT. LTD.
112-122, Hira Bhavan,
Rajaram Mohan Roy Road,
Prarthana Samaj,
Mumbai - 400 004.

**Subject: Certificate of Cost Incurred for Development of "Lifescapes Shubham" for
Construction of 3 No. of building(s)/ --- Wing(s) of the --- Phase
(___) situated on the Plot bearing C.S. No. 585, 588, 589 demarcated by its
boundaries (latitude and longitude of the end points) 1. Lat 18°-57'24.40" & Lon
72°-49'17.65", Lat: 18°-57'23.10" & Lon: 72°-49'17.88" to the North Eastern, 2.
Lat: 18°-57'21.34" & Lon: 72°-49'17.25" to the South Eastern 3. Lat: 18°-57'21.34"
Lon: 72°-49'16.25" & Lat: 18°-57'22.52" Lon: 72°-49'14.35" to the South Western
4. Lat : 18°-57'23.76" , Lon : 72°-49'15.07" & Lat : 18°-57'24.48" Lon: 72°-
49'16.97" to the North West of Division Girgaon village ---- taluka ---- District ----
PIN 400 004 admeasuring 5272.61 sq.mts. area being developed by M/S. ROHAN
DEVELOPERS PVT. LTD.**

Ref: MahaRERA Registration Number P51900002696.

Sir,

I, Mr. Suresh Patil have undertaken assignment of certifying Estimated Cost for the Subject
Real Estate Project proposed to be registered under MahaRERA, being 3 no. of Building(s)/--
Wing(s) of the 1 Phase situated on the plot bearing C.S. No. 585, 588, 589 of Division Girgaon
village ---- taluka ---- District ---- PIN 400 004 admeasuring 5272.61 sq.mts. area being
developed by M/S. ROHAN DEVELOPERS PVT. LTD.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s. Design Group as Architect
- (ii) Shri Nikhil Sanghavi M/s. SACPL as Structural Consultant
- (iii) Shri Dyanesh Bave as MEP Consultant
- (iv) Shri Suresh Patil 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 Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Suresh Patil quantity Surveyor* appointed by Developer/Engineer, 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 building(s) of the aforesaid project under reference as Rs 151,78,06,594/- (Total of Table A and 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.
4. The Estimated Cost Incurred till date is calculated at Rs. 39,95,32,028/- (Total of Table A and 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 MCGM is estimated at Rs 111,82,74,566/- (Total of Table A and 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 No. 1, 2 & 3**

Building /Wing bearing Number____ or called _____

(to be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 31.03.2020 date of Registration is	Rs. 151,78,06,594 /-
2	Cost incurred as on 31.03.2020 (based on the Estimated cost)	Rs. 39,95,32,028/-
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 111,82,74,566/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2020 not included in the Estimated Cost (Annexure A)	Rs. <u>Nil</u> /-

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 layout as on 31.03.2020 date of Registration is	Rs. 151,78,06,594 /-
2	Cost incurred as on 31.03.2020 (based on the Estimated cost)	Rs. 39,95,32,028/-
3	Work done in Percentage (as Percentage of the estimated cost)	26%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 111,82,74,566/-
5	Cost Incurred on Additional /Extra Items as on 31.03.2020 not included in the Estimated Cost (Annexure A)	Rs. <u>Nil</u> /-

Yours Faithfully

Signature of Engineer

Mr. Suresh Patil
(Licence No. - P/383/SS-I)

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)