

ENGINEER'S CERTIFICATE

19th March, 2020

To

R RETAIL VENTURES PRIVATE LIMITED
5TH FLOOR, RUNWAL AND OMKAR ESQUARE,
EASTERN EXPRESS HIGHWAY,
OPP SION CHUNABHATTI SIGNAL, SION EAST,
Mumbai, 400022.
Maharashtra

Subject: Certificate of Cost Incurred for Development of "The Central Park – Phase 1" for Construction of 02 (Two) building(s)/ 05 (Five) Wing(s) of the First Phase situated on the Plot bearing CTS No. 4510(P), 4513(P) demarcated by its boundaries (latitude and longitude of the end points) 18°38'6.89"N, 73°47'44.44"E to the North, 18°37'57.42"N, 73°47'47.65"E to the South, 18°38'5.6"N, 73°47'52.79"E to the East, 18°38'0.72"N, 73°47'39.41"E to the West of Village Chinchwad, tehsil Haveli, District Pune, PIN – 411 019 admeasuring 95,516.12 sq.mts. area being developed by R Retail Ventures Private Limited.

Sir,

I **Raman Hariharan Iyer** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 02 (Two) Building(s) / 05 (Five) Wing(s) of the First Phase situated on the plot bearing CTS No. 4510, 4510(P), 4513(P) of Village **Chinchwad, tehsil Haveli, District Pune, PIN – 411 019** admeasuring 95,516.12 sq.mts. area being developed by R Retail Ventures Private Limited.

1. Following technical professionals are appointed by Owner / R Retail Ventures Private Limited :-
 - (i) Shri. Sachin Suttar / M/s. Unususal Spaces as L.S. / Architect;
 - (ii) M/s J+W Consultants LLP as Structural Consultant
 - (iii) M/s S N Joshi Consultants Pvt. Ltd. as MEP Consultant
 - (iv) Shri. Praveen Murlidhar Joshi 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. Praveen Murlidhar Joshi 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 321.31 Crore** (Total of Table A & 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 Pimpri Chinchwad 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. 1.21 Crore** (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 Pimpri Chinchwad Municipal Corporation is estimated at **Rs 320.10 Crore** (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 /Wing bearing Number B1,B2,C1,C2,C3 or called "**The Central Park Phase 1**"

Sr. No	Particulars	Amounts (In Rs. Cr)
1	Total Estimated cost of the 02 building/05 wings as on the date of Registration is	Rs. 230.33
2	Cost incurred as on 31 st December, 2019 (based on Estimated cost)	Rs. 0.87
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 229.46
5	Cost Incurred on Additional /Extra Items as on 31 st December 2019 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

S. No.	Particulars	Amounts (in Rs. Cr)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layouts on date of Registration is/	Rs. 90.98
2	Cost incurred as on 31 st December, 2019 (based on Estimated cost)	Rs. 0.35
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 90.63
5	Cost Incurred on Additional /Extra Items as on 31 st December, 2019 not included in the Estimated Cost (Annexure A)	Nil

Yours Faithfully



Signature of Engineer