

SHOYEB PATEL

Registration No: SE/0015/2021

Address: MAYFAIR ELEGANZA – 2, N.I.B.M. ROAD, KONDHWA, PUNE – 411048.

Mobile No: 9545413434

ENGINEER'S CERTIFICATE

14th March 2022

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 Phase 1, 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 2830.84 sq. mts. area being developed by R Retail Ventures Private Limited.

Sir,

I Shoyeb Patel, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Maha RERA, being 02 (Two) Building(s) / 05 (Five) Wing(s) of the Phase I, situated on the plot bearing CTS No. 4510, 4510(P), 4513(P) of Village Chinchwad, tehsil Haveli, District Pune, PIN – 411 019 admeasuring 2830.84 sq. mts. area being developed by R Retail Ventures Private Limited.

- Following technical professionals are appointed by Owner / R Retail Ventures Private Limited :-
 - Shri. Sachin Suttar / M/s. Unususal Spaces as L.S. / Architect;
 - M/s J+W Consultants LLP as Structural Consultant
 - M/s S N Joshi Consultants Pvt. Ltd. as MEP Consultant
 - Mr. Santosh Supekar as Quantity Surveyor
- 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. Santosh Supekar, 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.

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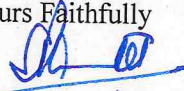
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 371.11 Crore** (Total of Table A). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation 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. 58.26 Crore** (Total of Table A). 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 312.85 Crore** (Total of Table A).
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 below:

TABLE A

Building/Wing bearing Number B1,B2,C1,C2,C3 or called "**The Central Park Phase I**"

Sr. No	Particulars	Amounts (In Rs. Cr)
1	Total Estimated cost of the 01 building/01 wings as on the date of Registration is	Rs. 371.11
2	Cost incurred as on 31 st December 2021 (based on Estimated cost)	Rs. 58.26
3	Work done in Percentage (as Percentage of the estimated cost)	15.70 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 312.85
5	Cost Incurred on Additional /Extra Items as on 31 st December 2021 not included in the Estimated Cost (Annexure A)	Rs. NIL

Yours Faithfully


Signature of Engineer