

RAMAN HARIHARAN IYER

Add: B-707, GULMOHAR BUILDING, GAWAND BAUG, POKRAN ROAD 2,
THANE – 400610. Contact No 99676 21298

ENGINEER'S CERTIFICATE

Date: 20-10-2023

To
Runwal Construction Private Limited,
5th floor, Runwal & Omkar E-square,
Of Eastern Express Highway,
Opposite Sion Chunabhatti Signal,
Sion East, Mumbai – 400 022

Subject : Certificate of cost of Construction Work on plot bearing S.NO. - 20/3 Part, 20/ 1 part, 19/ 4 A,B, C part, 19/ 5 part at Village- Kolshet, Taluka- Thane, admeasuring 1219 sq.mts. of net area being developed by Runwal Construction Private Limited named as Project Codename Enchanted – for Tower D

Sir,

I Raman Hariharan Iyer, have undertaken assignment certifying Cost for the subject Real Estate Project registered under MahaRERA, being S.NO. - 20/3 Part, 20/ 1 part, 19/ 4 A,B, C part, 19/ 5 at Village- Kolshet, Taluka- Thane, admeasuring 1219 sq. mts. of net area being developed by RUNWAL CONSTRUCTION PRIVATE LIMITED. Having Maha RERA registration Number: **P51700033799**

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Archetype consultants (India) Pvt Ltd as an Architect
 - (ii) M/s Epicons consultants Pvt Ltd as a Structural Consultant
 - (iii) M/s Sunil Nayyar Consulting Engineers LLP as MEP Consultant
 - (iv) Mr. Utsav Shah as Quantity surveyor & Site Supervisor
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. Utsav Shah, quantity Surveyor appointed by 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. 210.36 cr** (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

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the TMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is **Rs. 40.08 cr** (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 Thane Municipal Corporation is estimated at **Rs. 170.27 cr** (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

Sr. No	Particulars	Amounts (in cr)
1	Total Estimated cost of the building/wing as on 30th September, 2023 is	Rs. 168.28
2	Cost incurred as 30th September, 2023 is (based on the Estimated cost)	Rs. 32.06
3	Work done in Percentage (as Percentage of the estimated cost)	19%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.136.22
5	Cost Incurred on Additional /Extra Items as on 30th September, 2023 not included in the Estimated Cost (Annexure A)	NIL
TABLE B		
Sr. No	Particulars	Amounts (in cr)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th September, 2023 is	Rs. 42.07
2	Cost incurred as on 30th September, 2023 is (based on the Estimated cost)	Rs. 8.01
3	Work done in Percentage (as Percentage of the estimated cost)	19%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 34.05
5	Cost Incurred on Additional /Extra Items as 30th September, 2023 not included in the Estimated Cost (Annexure A)	NIL

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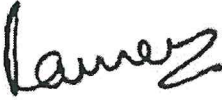
Table C

List of Extra/Additional/ Deleted Items considered in Cost

(which were not part of the original Estimate of Total Cost)

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

Yours Faithfully,



Signature of Engineer

Licence No: TMCB / R / 2023 / APL / 00249

Agreed and Accepted by:

Runwal Construction Private Limited

Signature of Promoter / Partner

Name

Date: 20-10-2023

