

ENGINEER'S CERTIFICATE

Date: 28-07-2017

To

Runwal Projects Private Limited,
5th Floor, Runwal & Omkar E-square,
Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion East, Mumbai – 400 022

Subject : Certificate of Percentage of Completion of Construction Work of Tower A of the Project situated on the part of Plot bearing CTS No. 620 demarcated by its boundaries Partly by Nallah & 36.60 mt wide DP Road (P. Tondon Road) to the North, Plot bearing CTS No. 621/1 to the South, Plot bearing CTS No. 619B/2 to the East, Plot bearing CTS No. 622 to the West, of village Oshiwara, Taluka Andheri, District Mumbai, PIN 400 102, admeasuring 4559.05 sq.mts. area being developed by Runwal Projects Private Limited, which is also Known as Runwal Elegante – Tower A

Sir,

I Prashant Mewada have undertaken assignment certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being Tower A of the Project, situated on the part of plot bearing CTS No. 620 Village Oshiwara, taluka Andheri, District Mumbai, PIN 400 102 admeasuring 4559.05 Sq. mt. area being developed by Runwal Projects Private Limited, which is also known as Runwal Elegante – Tower A.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Sunil Ambre & Associates as Architect
 - (ii) M/s JW Consultants LLP as Structural Consultant
 - (iii) M/s Eskayem Consultants Pvt Ltd as MEP Consultant
 - (iv) Mr. Sanjay Singh 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. Sanjay Singh, 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 206.29 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 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 114.52 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 MCGM is estimated at **Rs 91.78 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 30 th June 2017 of Registration is	Rs. 103.09
2	Cost incurred as on 30 th June, 2017 (based on the Estimated cost)	Rs. 57.23
3	Work done in Percentage (as Percentage of the estimated cost)	55.51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45.87
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost	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 30 th June 2017 date of Registration is	Rs. 103.20
2	Cost incurred as on 30 th June, 2017 (based on the Estimated cost)	Rs. 57.29
3	Work done in Percentage (as Percentage of the estimated cost)	55.51%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 45.91
5	Cost Incurred on Additional /Extra Items as on 30 th June 2017 not included in the Estimated Cost	NIL
Sr. No	Particulars	Amounts (in cr)

Yours Faithfully



Signature of Engineer

(Licence No)