

SANJAY SINGH

ENGINEER'S CERTIFICATE

24th Jun 2022

To,
Runwal Developers 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. Tandon 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, in 400 102, admeasuring 4559.05 sq.mts. area being developed by Runwal Developers Private Limited (earlier Runwal Projects Private Limited), which is also known as Runwal Elegante – Tower A

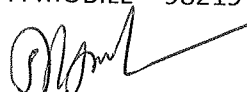
Ref: MahaRERA Registration Number: P51800003620

Sir,

I, Sanjay Rajeshwar Singh, have undertaken assignment certifying Estimated Cost for the subject Real Estate Project having MahaRERA Registration Number- **P51800003620**, being the Project, situated on the Plot bearing CTS No. 620, demarcated by its boundaries partly by Nallah & 36.60 mt wide DP Road (P. Tandon 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, in 400 102, admeasuring 4559.05 sq.mts. area being developed by Runwal Developers Private Limited (earlier Runwal Projects Private Limited), which is also known as Runwal Elegante – Tower A

1. Following Technical Professionals are appointed by Owners / Promoters:
 - M/s. Sunil Ambre & Associates as Architect
 - M/s. JW Consultants LLP as Structural Consultant
 - M/s. Eskayem Consultants Pvt Ltd as MEP Consultant
 - M/s. Jiten Salgaonkar as Quantity Surveyor & Site Supervisor
2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartment and Proportionate of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer and Consultants. The Schedule of items and quantity for the entire work as calculated by Mr. Jiten Salgaonkar, Quantity Surveyor appointed by Developer / Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
3. We estimate Total Estimated Cost of completion of the aforesaid project under reference as **Rs. 224.14 Cr** (Total of Table A and B) at the time of Registration. The estimated Total Cost of

A/202, SWAPNALOK, PIMPRI-PADA, OFF. FILM CITY ROAD, GOKULDHAM MARKET,
MALAD (EAST), MUMBAI – 400097. MOBILE – 98219 15559



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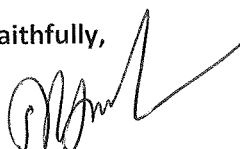
project is with reference to the Civil, MEP and allied works required to be completion of the apartment and proportionate completion of internal & external works, as per specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) /Wing(s)/ Layoff/ Plotted Development 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. 138.06 Cr** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material / services used and cost of these items.
5. The Balance cost of Completion of the Civil, MEP and Allied works for completion of the apartment and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project MCGM is estimated at **Rs. 86.09 Cr** (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the apartment and proportionate completion of internal & external works, as per specification mentioned in agreement of sale, of 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 Rs. cr)
1	Total Estimated cost of the building/wing / Layoff / Plotted Development as on 31st Mar '19 of Registration is	112.07
2	Cost incurred as on 31st Mar '19 of certificate	69.03
3	Work done in percentage (as percentage of the estimated cost)	61.59%
4	Balance Cost to be Incurred **(Based on Estimated Cost)	43.04
5	Cost Incurred on Additional /Extra Items as on 31st Mar '19 not included in the Estimated Cost (Annexure A)	NIL

TABLE B		
Sr. No.	Particulars	Amounts
		(in Rs. cr)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31st Mar '19 date of Registration is	112.07
2	Cost incurred as on 31st Mar '19 of certificate	69.03
3	Work done in percentage (as percentage of the estimated cost)	61.59%
4	Balance Cost to be Incurred **(Based on Estimated Cost)	43.04
5	Cost Incurred on Additional /Extra Items as on 31st Mar '19 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Sanjay Rajeshwar Singh

(Not less than bachelor's degree Holder or equivalent as per Section 2(u) of the Act)

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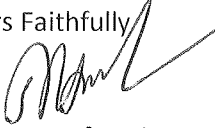
Table C

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

(License No S/762/SS-I)

Agreed and accepted by:

Runwal Developers Private Limited



Signature of Director/Promoter

Name: RAVI SHARMA

Date: 24-JUN-2022

