

ENGINEER'S CERTIFICATE

Date: 21-12-2018

To

Runwal Realty 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 One Wing of the 1st Phase of the Project situated on the Plot bearing CTS No. 662, demarcated by its boundaries CTS No.661 to the north, CTS NO.2/663 to the South, CTS NO.663 to the East, NO.1/161 to the West, Portion of 27.43 mt wide G.D.Ambekar road to South-West, OF Parel-Sewri Division in F/S ward, District Mumbai, PIN 400 012, admeasuring 8627.99 sq.mts. area being developed by Runwal Realty Private Limited.

Ref: MahaRERA Registration Number : P51900010100

Sir,

I, Mr. H.A.Visweswara have undertaken assignment certifying Estimated Cost for the subject Real Estate Project proposed to be registered under MahaRERA, being One Wing of the 1st Phase of the Project, situated on the plot bearing CTS No. 662 OF Parel-Sewri Division in F/S ward, District Mumbai, PIN 400 012, admeasuring 8627.99Sq. mt. area being developed by Runwal Realty Private Limited.

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Archvision Consultants as Architect
 - (ii) M/s CBM Consultants Pvt. Ltd. as Structural Consultant
 - (iii) M/s MEP Consultants as MEP Consultant
 - (iv) Mr. Shailesh Gurav 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. Shailesh Gurav, 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 89.31 cr**(Total of Table A and B). The estimated Total¹ 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 9.32cr** (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 79.99cr** (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 31 st July, 2018 date of Registration is	Rs. 67.51/-
2	Cost incurred as on 31 st July, 2018 (based on the Estimated cost)	Rs. 7.05/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.44%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 60.46/-
5	Cost Incurred on Additional /Extra Items as on 31 st July, 2018 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 31 st July, 2018 date of Registration is	Rs. 21.80/-
2	Cost incurred as on 31 st July, 2018 (based on the Estimated cost)	Rs. 2.27/-
3	Work done in Percentage (as Percentage of the estimated cost)	10.44%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 19.53 /-
5	Cost Incurred on Additional /Extra Items as on 31 st July, 2018 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully



Signature of Engineer

(Licence No)