

**FORM-2 [see Regulation 3]**

**ENGINEER'S CERTIFICATE**

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)**

Date: 31/03/2019

To  
**Runwal Residency Private Limited**  
Runwal & Omkar Esquare, 4<sup>th</sup> Floor,  
off : Eastern, Exp Highway,  
Opp Sion Chunabhatti Signal,  
Sion (E), Mumbai, Maharashtra 400022

**Subject :** Certificate of Cost Incurred for Development of **Twelve** Number of Buildings namely Building 2, Building 3 Building 4, Building 5, Building 6, Building 7, Building 8, Building 9, Building 10, Building 11, Building 12, MLCP Building and **One** Number of **Proposed** Building namely Building 1 of the project known as **Runwal Gardens — Phase I** situated on the Plot bearing Survey Nos. 44 to 47, 49 to 53 and 94 of Village Usarghar, Survey Nos. 4 to 15, 17 to 19, 22 to 23, 37 to 42, 44 and 49 to 50 of Village Gharvali and Survey No 67 of village Sagaon demarcated by its boundaries (latitude and longitude of the end points) Survey no 49 to the East, Survey No 41 Hissa No 5 to the West, survey No 41 44 Hissa No 2 17 18 to the North and Survey No 14 17 44 Hissa No 2 5 6 16 to the South lying being and situated at Village Gharvali, Usarghar and Village Sagaon within the Registration District and Sub District at Thane admeasuring an area of 10674.18 sq. mtrs (Plinth area) being developed by Runwal Residency Private Limited.

**Ref.: Registration No P51700022699**

Sir,

I Chetan Sampat have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project, being Development of **Twelve** Number of Buildings namely Building 2, Building 3 Building 4, Building 5, Building 6, Building 7, Building 8, Building 9, Building 10, Building 11, Building 12, MLCP Building and **One** Number of **Proposed** Building namely Building 1 of the project known as **Runwal Gardens — Phase I** situated on the Plot bearing Survey Nos. 44 to 47, 49 to 53 and 94 of Village Usarghar, Survey Nos. 4 to 15, 17 to 19, 22 to 23, 37 to 42, 44 and 49 to 50 of Village Gharvali and Survey No 67 of village Sagaon demarcated by its boundaries (latitude and longitude of the end points) Survey no 49 to the East, Survey No 41 Hissa No 5 to the West, survey No 41 44 Hissa No 2 17 18 to the North and Survey No 14 17 44 Hissa No 2 5 6 16 to the South lying being and situated at Village Gharvali, Usarghar and Village Sagaon within the Registration District and Sub District at Thane admeasuring an area of 10674.18 sq. mtrs (Plinth area) being developed by Runwal Residency Private Limited.

1. Following technical professionals are appointed by Owner / Promoter:-

(i) M/s Saakaar Architects as L.S./ Architect

(ii) M/s Epicons Consultants Pvt. Ltd. as Structural Consultant

(iii) M/s MEP Consulting Engineers and/or M/s Burohappold Engineering as MEP Consultants

(iv) Mr. Jiten Mehta as 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 Chetan Sampat, quantity Surveyor appointed by Developer, 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 489,72,07,629 (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 the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 14,74,92,589 (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 Planning Authority is estimated at Rs. 4,74,97,15,040 (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:

## Phase I

### TABLE A

#### Building 2

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 293961953/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 11670290/-  |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 4.0%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 282291664/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 3

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 295788796/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 10382187/-  |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 3.5%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 285406609/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 4

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 293961953/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 9788933/-   |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 3.3%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 284173020/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 5

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 368734903/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 11762643/-  |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 3.2%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 356972260/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 6

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 295788796/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 7394720/-   |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 2.5%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 288394076/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 7

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 368734903/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 9218373/-   |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 2.5%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 359516531/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 8

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 293961953/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 12581572/-  |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 4.3%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 281380382/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 9

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 295788796/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 7069352/-   |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 2.4%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 288719444/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 10

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 293961953/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 7995765/-   |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 2.7%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 285966188/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 11

|   |                                                                         |                 |
|---|-------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is | Rs. 368734903/- |
|---|-------------------------------------------------------------------------|-----------------|

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 8185915/-   |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 2.2%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 360548988/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 12

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 268435012/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 6039788/-   |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 2.3%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 262395224/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### MLCP Building

|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 562277889/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 0/-         |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 0.0%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 562277889/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

#### Building 1

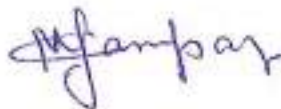
|   |                                                                                                           |                 |
|---|-----------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the building/wing as on date of Registration is                                   | Rs. 374969668/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                             | Rs. 0/-         |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                         | 0.0%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                     | Rs. 374969668/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A) | Rs. 0/-         |

### Phase I

TABLE B

|   |                                                                                                                                                    |                 |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1 | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is | Rs. 522106149/- |
| 2 | Cost incurred as on 31/12/2019 (based on the Estimated cost )                                                                                      | Rs. 45403052/-  |
| 3 | Work done in Percentage<br>(as Percentage of the estimated cost )                                                                                  | 8.7%            |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost)                                                                                              | Rs. 476703097/- |
| 5 | Cost Incurred on Additional /Extra Items as on 31/12/2019 not included in the Estimated Cost (Annexure A)                                          | Rs. 0/-         |

Yours Faithfully



Chetan Sampat  
BE (Civil)  
Signature of Engineer



**\* Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

**Annexure A**

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)