To,
Mrs. Urvashi Kotecha.
(HO)
from,
Chetan Sampat

FORM-2
[See Regulation 31]
ENGINEER'S CERTIFICATE

Date: 25.01.2022

To.
Runwal Residency Private Limited
Runwal & Omkar Esquare, 4th Floor,
Off : Eastern, Exp Highway,
Opp Sion Chunabhatti Signal,
Sion (E), Mumbai, Maharashtra 400022

Subject: Certificate of Cost Incurred for Development of Runwal Gardens Phase 1 Tower no 1 to to Tower no 12 having MahaRERA Registration Number "P51700022699" being developed by Runwal Residency Private Limited.

Sir.

I, Chetan Sampat, BE (Civil) have undertaken assignment of certifying Estimated Cost for Runwal Gardens Phase 1 Tower no 1 to to Tower no 12 to be registered with MahaRera being developed by Runwal Residency Private Limited.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartments and proportionate completion 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/Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr. Chetan Sampat Quantity Surveyor appointed by Developer/Engineer. The assumption ofthe 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 al Rs. 489,72,07,629 /- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Building(s)/Wing(s),

For RUNWAL RESIDENCY PVT. LTD.

Authorised Signatory

Layout/ Plotted Development from the KDMC being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 278,20,86,557/- (Total of Table A and B). The amount of Estimated cost Incurred is calculated on the basis of input materials/Services used and unit cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and Proportionate completion of internal & external works, as per specifications mentioned in agreement for sale, of the Project is estimated at Rs. 211,51,21,072/- (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications 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:

Runwal Gardens Phase I

TABLE A

Building 1

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 374969668/-
2	Cost incurred as on date of certificate	Rs. 186598909/-
3	Work done in Percentage (as Percentage of the estimated cost)	49.76%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 188370759/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

For RUNWAL RESIDENCY PVT. LTD.

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Building 2

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 293961953/-
2	Cost incurred as on date of certificate	Rs. 226216993/-
3	Work done in Percentage (as Percentage of the estimated cost)	76.95%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 67744960/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

Building 3

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 295788796/-
2	Cost incurred as on date of certificate	Rs. 196540229/-
3	Work done in Percentage (as Percentage of the estimated cost)	66.45%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 99248567/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

Building 4

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 293961953/-
2	Cost incurred as on date of certificate	Rs. 212072117/-
3	Work done in Percentage (as Percentage of the estimated cost)	72.14%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 81889836/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

For RUNWAL RESIDENCY PVT. LTD.

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Building 5

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 368734903/-
2	Cost incurred as on date of certificate	Rs. 253556246/-
3	Work done in Percentage (as Percentage of the estimated cost)	68.76%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 115178658/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

Building 6

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 295788796/-
2	Cost incurred as on date of certificate	Rs. 206484627/-
3	Work done in Percentage (as Percentage of the estimated cost)	69.81%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 89304169/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

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Building 7

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 368734903/-
2	Cost incurred as on date of certificate	Rs. 281750228/-
3	Work done in Percentage (as Percentage of the estimated cost)	76.41%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 86984675/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

Building 8

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 293961953/-
2	Cost incurred as on date of certificate	Rs. 204206717/-
3	Work done in Percentage (as Percentage of the estimated cost)	69.47%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 89755237/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

Building 9

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 295788796/-
2	Cost incurred as on date of certificate	Rs. 190338383/-
3	Work done in Percentage (as Percentage of the estimated cost)	64.35%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 105450413/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

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Building 10

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 293961953/-
2	Cost incurred as on date of certificate	Rs. 200046902/-
3	Work done in Percentage (as Percentage of the estimated cost)	68.05%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 93915051/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

Building 11

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 368734903/-
2	Cost incurred as on date of certificate	Rs. 242512688/-
3	Work done in Percentage (as Percentage of the estimated cost)	65.77%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 126222216/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

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Building 12

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 268435012/-
2	Cost incurred as on date of certificate	Rs. 186166410/-
3	Work done in Percentage (as Percentage of the estimated cost)	69.35%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 82268601/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

MLCP Building

1	Total Estimated Cost of the Building/Wing /Layout/ Plotted Development as on date of Registration is	Rs. 562277889/-
2	Cost incurred as on date of certificate	Rs. 73096126/-
3	Work done in Percentage (as Percentage of the estimated cost)	13.00%
4	Balance Cost to be incurred**(Based on Estimated Cost)	Rs. 489181763/-
5	Cost Incurred on Additional/Extra Items not included in the	Rs. 0/-

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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 date of certificate	Rs. 122499982/-
3	Work done in Percentage (as Percentage of the estimated cost)	23.5%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 399606167/-
5	Cost Incurred on Additional/Extra Items not included in the Estimated Cost (Table -C)	Rs. 0/-

Yours Faithfully,

(Chetan Sampat)
BE (Civil)
license no. N. A.

Agreed and Accepted by:

Name: Runwal Residency Private Limited

Date: 25.01.2022

Table C

List of Extra/Additional/ Deleted Items

considered in Cost (which were not pan of the original

Estimate of Total Cost)

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

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