

SANJAY SINGH

Add: A-202, Swapnalok, Pimpripada, Opp Film City Road, Gokuldharm, Malad (East),
Mumbai – 400097. Contact No 9821915559

ENGINEER'S CERTIFICATE

Date: 17-07-2023

To
Runwal Developers Private Limited,
5th floor, Runwal & Omkar E-square,
Of Eastern Express Highway,
Opposite Sion Chunabhatti Signal,
Sion East, Mumbai – 400 022

Subject : Certificate of Estimated cost of Construction Work of Wing A & Wing B , of the proposed redevelopment of existing bldg. no. k-4, Godavari Pravara Co. Op Hsg. Soc. Ltd. & existing bldg. no. 2, Vidya Yashomandir Co. Op Hsg. Soc. Ltd. on plot bearing C.T.S. No. 195 (pt.) at D.N. Nagar, Andheri (W), Mumbai – 400053, admeasuring 1959.58 sq.mts. area being developed by RUNWAL DEVELOPERS PVT LTD.

Sir,

I, Sanjay Singh, have undertaken assignment certifying Estimated Cost for the subject Real Estate Project with **Code name – RARE** under MahaRERA, being Wing A & Wing B , of the proposed redevelopment of existing bldg. no. k-4, Godavari Pravara Co. Op Hsg. Soc. Ltd. & existing bldg. no. 2, Vidya Yashomandir Co. Op Hsg. Soc. Ltd. on plot bearing C.T.S. No. 195 (pt.) at D.N. Nagar, Andheri (W), Mumbai – 400053, admeasuring 1959.58 sq.mts. area being developed by RUNWAL DEVELOPERS PVT LTD. having **RERA No. P51800034594**

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

- (i) M/s Mitie designers & planners pvt ltd as Architect
- (ii) M/s Dr Kelkar designs pvt ltd as Structural Consultant
- (iii) M/s Sunil Nayyar Consulting Engineers LLP as MEP Consultant
- (iv) Mr. Ayub Khan 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. Ayub Khan, 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. 57.30 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 **Rs. 5.94 cr** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

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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 Thane Municipal Corporation is estimated at **Rs. 51.36 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:

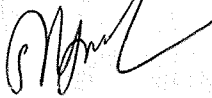
TABLE A

Sr. No	Particulars	Amounts (in cr)
1	Total Estimated cost of the building/wing as on 30 th June, 2023 is	40.11
2	Cost incurred as on 30 th June, 2023 is (based on the Estimated cost)	4.16
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	35.95
5	Cost Incurred on Additional /Extra Items as on 30 th June, 2023 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 30 th June, 2023 is	17.19
2	Cost incurred as on 30 th June, 2023 is (based on the Estimated cost)	1.78
3	Work done in Percentage (as Percentage of the estimated cost)	10%
4	Balance Cost to be Incurred (Based on Estimated Cost)	15.41
5	Cost Incurred on Additional /Extra Items as on 30 th June, 2023 not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully,



Sanjay Singh

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

Agreed and Accepted by:

Runwal Developers Private Limited

Signature of Director/Promoter

Date: 17-07-2023

