

MADHUSUDHAN TALEBAR NARAYAN

Add: Lavender CHS, Flat no.1001, Kolseth Road, Evetest world, Dhokali,
Thane(W),400607 .Contact No 9167516714

ENGINEER'S CERTIFICATE

Date: 18/04/2025

To
Runwal Construction Private Limited,
5th Floor, Runwal & Omkar E-
square, Off Eastern Express
Highway,
Opp. Sion Chunabhatti
Signal, Sion East, Mumbai —
400 022

Sub : Cost to be incurred on additional items not included in estimated cost

Ref.: Project bearing GUT no.21/B1 and 21/B2 at Village Chitalsar-Manpada, Thane West demarcated by its boundaries Shri Swami Krupa Society to the South, Runwal Estate to the North, 20.00 mt. wide DP Road to the East, Holy Trinity English High School, admeasuring 6020.62 sq.mts. area, having MahaRERA Registration No. P51700001383 being developed by Runwal Construction Private Limited,

Sir,

I Madhudsudhan Talebar Narayan, have undertaken assignment certifying Estimated Cost for the subject Real Estate Project having MahaRERA Registration Number-P51700001383, being the Project, situated on the plot bearing GUT no.21/B1 and 21/B2 at Village Chitalsar-Manpada, Thane West, admeasuring 6020.62 Sq. mt. area being developed by Runwal Construction Private Limited, which is known as Runwal Pearl.

1. We have estimated the cost 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.Bhalchandra Redekar, 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.
2. We had estimated Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 105.90 cr.** 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.
3. The Estimated Cost Incurred till date is calculated at **Rs 102.93 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.

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4. 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. 2.97 Cr** (Total of Table A and B)
5. 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

Building/ Wing/ Layout/ Plotted Development bearing Number 4 or called NIL
(to be prepared separately for each Building/ Wing/ Layout/ Plotted Development of the Real Estate Project)

Sr. No	Particulars	Amounts (in cr)
1	Total Estimated cost of the building/wing / Layoff / Plotted Development as on 31st Mar 2025 of Registration is	71.52
2	Cost incurred as on 31st Mar 2025 of certificate	69.53
3	Work done in Percentage (as Percentage of the estimated cost)	97.22%
4	Balance Cost to be Incurred **(Based on Estimated Cost)	1.99
5	Cost Incurred on Additional /Extra Items as on 31st Mar 2025 not included in the Estimated Cost (Table -C)	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 31st Mar 2025 date of Registration is	34.38
2	Cost incurred as on 31st Mar 2025 of certificate	33.41
3	Work done in Percentage (as Percentage of the estimated cost)	97.20%
4	Balance Cost to be Incurred **(Based on Estimated Cost)	0.96
5	Cost Incurred on Additional /Extra Items as on 31st Mar 2025 not included in the Estimated Cost (Table -C)	NIL

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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	TABLE A – Infrastructure Cost	
2	TABLE B – External & Internal Development works	

Yours Faithfully,



Signature of Engineer

Licence No: STATE/R/2025/APL/15863

Agreed and Accepted by:

Runwal Construction Private Limited



Signature of Authorised Signatory

Date: 18-04-2025



