

ENGINEER'S CERTIFICATE

Date: 23-06-2017

To

Runwal Constructions,
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. 272 C/1, 272 C/2 & C72 C/3, demarcated by its boundaries, CTS No. 272B to the North, Portion of 13.40 mt wide means of access to the South, CTS No. 271 to the West, Portion of 9.15mt wide means of access to the East, OF village Devnar, Govandi station road, Chembur, In M-ward District Mumbai, PIN 400 088, admeasuring 1103.70 sq.mts. area being developed by Runwal Constructions, also known as Runwal Serene.

Sir,

I Prashant Mewada 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. 272 C/1, 272 C/2 & C72 C/3, OF village Devnar, Govandi station road, Chembur, In M-ward, District Mumbai, PIN 400 088 admeasuring 1103.70 Sq. mt. area being developed by Runwal Constructions.

1. Following technical professionals are appointed by Owner / Promoter:-
 - (i) M/s Wadhwa Consultants as Architect
 - (ii) M/s JW Consultants LLP as Structural Consultant
 - (iii) M/s Consistent engineering consultants as MEP Consultant
 - (iv) Mr. Santosh Pandit 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. Santosh Pandit, 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 22.44 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. 16.54 cr** (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 5.90cr** (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 _____ date of Registration is	Rs. 21.47/-
2	Cost incurred as on 31 st March, 2017 (based on the Estimated cost)	Rs. 16/-
3	Work done in Percentage (as Percentage of the estimated cost)	74.53 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 5.46/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL
TABLE B		
Sr. No	Particulars	Amounts
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. 0.97/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. 0.54/-
3	Work done in Percentage (as Percentage of the estimated cost)	55.45%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 0.43/-
5	Cost Incurred on Additional /Extra Items as on _____not included in the Estimated Cost (Annexure A)	NIL

Yours Faithfully

Signature of Engineer

(Licence No

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