

VIJAY A MANE

Flat No.1204, Shivam Aangan, near Indu lawns, Ambegaon Bk, Pune-411046.

ENGINEER'S CERTIFICATE

Date: 21/06/2022

To,
The, Kumar Properties and Developers LLP.
2413, Kumar Capital,
East Street, Camp, Pune 411001.

Subject: Certificate of Cost Incurred for Development of "47 EAST" for Construction of 1 building(s)/ A Wing(s) of the - Phase (MahaRERA Registration Number- P52100024598) being developed by Kumar Properties and Developers LLP.

Sir,

I Vijay Anna Mane, have undertaken assignment of certifying Estimated cost for 1 Building(s) A Wing(s) of the - Phase having MahaRERA Registration Number- P52100024598.

2. We have estimated the cost of Civil, MEP and allied works required for completion of the apartment and proportionate completion of internal & external works of the project as per specification mention in agreement of sale. Our estimated cost calculations are based on the drawing 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 Developer/Engineer, the assumption of the 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 at Rs. 48,48,41,040/- (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 specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) / Layout / Plotted Development from the **PMC** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented,
4. The Estimated Cost Incurred till date is calculated at Rs. 17,95,73,156/- (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input material / 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 specification mentioned in agreement of sale, of the Project is estimated at Rs. 30,52,67,884/- (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 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
For 47 EAST: Buildings A

Sr. No.	Particulars	Amounts
1	Total Estimated Cost of the Building/Wing/Layout/ Plotted Development as on date of Registration is	<u>Rs. 34,59,82,496/-</u>
2	Cost incurred as on date of certificate	<u>Rs. 11,54,73,682/-</u>
3	Work done in percentage (as Percentage of the estimated cost)	<u>33.375 %</u>
4	Balance Cost to be Incurred** (Based on Estimated Cost)	<u>Rs. 23,05,08,814/-</u>
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost(Table -C)	----

TABLE B
For 47 EAST-A: Development Work

Sr. No.	Particulars	Amounts
1	Total Estimated Cost of the Building/Wing/Layout/ Plotted Development as on date of Registration is	<u>Rs. 13,58,58,544/-</u>
2	Cost incurred as on date of certificate	<u>Rs. 6,40,99,474/-</u>
3	Work done in percentage (as Percentage of the estimated cost)	<u>47.181 %</u>
4	Balance Cost to be Incurred** (Based on Estimated Cost)	<u>Rs. 7,17,59,070/-</u>
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost(Table -C)	----

Yours Faithfully,


Signature of Engineer

Vijay Mane.

Local Authority license no. _____ (If applicable)

Agreed and Accepted by:

Signature of Promoter

Name:

Date:



TABLE B

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64,099,474.09