

BharathBhushan S. Patil

B.E. (CIVIL), PGP-ACM (NICMAR) | 020-30528888/9404205065 | patilbharatbhushan1@gmail.com

Date: 30/09/2021

To,
The, Kumar Kering Dev LLP.
2413, Kumar Capital,
East Street, Camp, Pune 411001.

Subject: Certificate of Cost Incurred for Development of "Palmspring Towers" for Construction of 3 building(s)/ A6, A7, B3 Wing(s) of the - Phase (MahaRERA Registration Number- P52100018532) situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 12/1/4, 12/12/3, 12/1/2, 12/1/3, 12/2, 12/3A, 12/3B, 12/4, 12/5A/1, 12/5B, 12/6/1, 12/7, 12/8, 12/12/1, 13/1/2/1 demarcated by its boundaries (latitude and longitude of the end points) 18°27'43.95"N, 73°54'40.38"E to the North 18°27'44.73"N, 73°54'40.31"E to the South 18°27'43.91"N, 73°54'38.85"E to the East 18°27'44.18"N, 73°54'41.78"E to the West of Division Pune village Undri, Taluka Haveli District Pune PIN 411048 admeasuring 11209.95 sq.mts. area being developed by Kumar Kering Dev LLP.

Ref: [MahaRERA Registration Number: P52100018532]

Sir,

I, BharathBhushan S. Patil, have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 3 Building(s) A6, A7, B3 Wing(s) of the - Phase situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 12/1/4, 12/12/3, 12/1/2, 12/1/3, 12/2, 12/3A, 12/3B, 12/4, 12/5A/1, 12/5B, 12/6/1, 12/7, 12/8, 12/12/1, 13/1/2/1 of Division Pune village Undri, Taluka Haveli District Pune PIN 411048 admeasuring 11209.95 sq.mts. area being developed by Kumar Kering Dev LLP.

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

- (i) M/s / Shri / Smt Jagdish Deshpande Architects as L.S. / Architect;
- (ii) M/s / Shri / Smt Sunil Mutalik and Associates as Structural Consultant
- (iii) M/s / Shri / Smt Mr. Shahewar Bhatti as MEP Consultant
- (iv) M/s / Shri / Smt Mandar Raikar as 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) "A6, A7, B3" 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 assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us.

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3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 62,33,41,144 /-** (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 **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. 24,60,87,312 /-** (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 **PMC** (planning Authority) is estimated at **Rs. 37,72,53,832 /-** (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

For Palmspring Towers - Buildings A6, A7 and B3

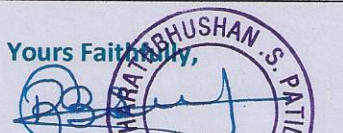
Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on <u>12/11/2018</u> date of Registration is	Rs. 47,41,00,000 /-
2	Cost incurred as on <u>30/09/2021</u> (based on the Estimated cost)	Rs. 21,97,25,566 /-
3	Work done in Percentage (as Percentage of the estimated cost)	46 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 25,43,74,434 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

TABLE B

For Palmspring Towers - Buildings A6, A7 and B3

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>12/11/2018</u> date of Registration is	Rs. 14,92,41,144 /-
2	Cost incurred as on <u>30/09/2021</u> (based on the Estimated cost)	Rs. 2,63,61,746 /-
3	Work done in Percentage (as Percentage of the estimated cost)	18 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,28,79,398 /-
5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	-

Yours Faithfully,


BHARATH BHUSHAN S. PATIL
CIVIL ENGINEER