

Suresh Kamble

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Date: 01/04/2019

To

The Spenta Builders Private Limited, 3A\B, Rajabahadur Mansion,20 Ambalal Doshi Marg, Fort, Mumbai- 400023.

Subject: Certificate of Construction Cost Incurred for Development of Project Palazzio consisting of 4 Wing(s) A/B/C/D Wing [MahaRERA Registration Number - P51800002414] situated on the Plot bearing CTS No. 832B of Mohili village demarcated by its boundaries CTS Nos 805 806 and 807 to the North, CTS No 840 to the South, CTS Nos B10 810-1 834 837 839 and 832A to the East, CTS Nos 804 814 830 and 831 to the West of Division Kokan, village Mohili, Taluka Andheri, District Mumbai Suburb, Mumbai - 400053 admeasuring 6482 sq.mts. area being developed by Spenta Builder Private Limited,

Ref: MahaRERA Registration Number - P51800002414

Sir,

I Suresh Kamble have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under MahaRERA, being 4 Wing(s) A/B/C/D Wing of Project Palazzio situated on the plot bearing CTS No. 832B of Division Kokan village

Mohili Taluka Andheri, District Mumbai Suburb, Mumbai - 400053 admeasuring 6482 sq. mtrs. area being developed by Spenta Builder Private Limited.

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

- I. M/s. Architect Hafeez Contractor as Design Architect
- II. M/s Shashikant Jadhav of Spaceage Consultant as L.S.
- III. M/s Mahimtura Consultants Private Ltd as Structural Consultant
- IV. M/s Integrated Technical Services as MEP Consultant
- V. M/s Shekar Khobrekar as Quantity Surveyor *

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 Shekar Khobrekar quantity Surveyor* appointed by Developer/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.82 Crore(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 calculated at Rs.63.97 Crore (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 (planning Authority) is estimated at Rs. 8.02 Crore (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

Wing A

Sr. No	Particulars	Amounts (in Rs.)
1.	Total Estimated cost of the building/wing as on date of Registration	Rs. 19,10,40,893
2.	Cost incurred as on 31 st March 2019 (based on the Estimated cost)	Rs. 16,97,55581.90
3.	Work done in Percentage (as Percentage of the estimated cost)	88.90%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 2,12,85,311
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0

Wing B

Sr. No	Particulars	Amounts (in Rs.)
1.	Total Estimated cost of the building/wing as on date of Registration	Rs. 13,82,39,258
2.	Cost incurred as on 30 th June, 2019 (based on the Estimated cost)	Rs. 1,22,83,7012
3.	Work done in Percentage (as Percentage of the estimated cost)	88.90%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,54,02,286
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.0

Wing C

Sr. No	Particulars	Amounts (in Rs.)
1.	Total Estimated cost of the building/wing as on date of Registration	Rs. 16,44,68,383
2.	Cost incurred as on 31 st March, 2019 (based on the Estimated cost)	Rs. 14,61,43,716
3.	Work done in Percentage (as Percentage of the estimated cost)	88.90%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,83,24,666.80
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.0

Wing D

Sr. No	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of the building/wing as on date of Registration	Rs. 22,62,51,425
2.	Cost incurred as on 31 st March, 2018 (based on the Estimated cost)	Rs. 201043042.90
3.	Work done in Percentage (as Percentage of the estimated cost)	88.90%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 2,5208383
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs.0

TABLE B

Sr. No	Particulars	Amounts (In Rs.)
1.	Total Estimated cost of Internal and External including amenities and Facilities in the layout as on date of Registration	Rs.72,00,00,000
2.	Cost incurred as on 31 st March, 2019 (based on the Estimated cost)	Rs. 63,9779353
3.	Work done in Percentage (as Percentage of the estimated cost)	88.90%
4.	Balance Cost to be incurred (Based on Estimated Cost)	Rs. 80220647
5.	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A)	Rs. 0

Yours Faithfully



Suresh Kamble (Licence No. K\454\SS\1)

B.Tech (Civil) & Diploma in Civil Engineering.

*** Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.