

FRAMES

CONSULTING CIVIL – STRUCTURAL ENGINEERS, PROJECT MANAGEMENT CONSULTANTS

SCARLET, 57/B-219, G-4, CHAPEL ROAD, NEXT TO LUCKY DECORATORS, NEAR LILAVATI HOSPITAL,
BANDRA (W), MUMBAI – 400 050

E-MAIL: frames_structure@rediffmail.com PHONE: 09819074654.

Date: 21-01-2021

To,

M/S. PARADIGM DOTOM BUIDHEIGHTS LLP

Ground floor, Sharda Sangeet Vidyalaya Bldg.,

M.K.Marg, Kalanagar, Bandra (E),

Mumbai- 400051.

Subject: Certificate Of Approximate Cost Incurred For Development of Chembur project for construction Of Phase-1 Having Towers 1,2, & 3 Ground + First To Four Upper Part Podium Part Residential Floors + Fifth To Twenty Three Upper Residential Floors & Tower 2 Stilt + First To Fourth Podium Floors + Fifth To Twenty Three Upper Residential Floors (Maharera Registration Number _____) Situated On The Plot Bearing CTS No.343 (PT) of village chembur,Laldongar,Chembur **Demarcated By Its Boundaries (19°2'7.1148"N-72°53'16.3548"E, 19°3'4.5173"N-72°53'16.3548"E, 19°2'59.4594"N-72°53'13.4513"E, 19°2'59.8762"N-72°53'12.7056"E, 19°3'6.8326"N-72°53'4017"E, 19°3'7.1795"N – 72°53'15.9725"E) 13.40 M D. P. Road To The North, building To The South, 18.30 M Wide existing road To The East, CTS No.344 To The West Of Division Mumbai ,Village- Chembur, Taluka- Kurla, District- Mumbai Suburban PIN-400071 Admeasuring 38347.05 Sq.Mts. Area Being Developed By M/S. PARADIGM DOTOM BUIDHEIGHTS LLP.**

Sir,

I/We Mr. Furkhan Pettiwalla have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project registered under MahaRERA for the Construction Work of sale building of Phase-1 having Towers 1 & 3 Ground + First to Four upper Part Podium Part Residential floors + Fifth to Twenty Three Upper Residential floors & Tower 2 Stilt + First to Fourth Podium floors + Fifth to Twenty Three Upper Residential floors situated on the plot bearing CTS No.343 (PT) of Division Mumbai ,village- Chembur, taluka- Kurla, District- Mumbai Suburban PIN-400071 admeasuring 38347.05 sq.mts. area being developed by **M/S. PARADIGM DOTOM BUIDHEIGHTS LLP.**

1. Following Technical Professionals are appointed by Owner/Promoter:-

- | | |
|--|--------------------------|
| i. M/s. DOT Architects | as Architect; |
| ii. M/s. Frames (Mr. Furkhan Pettiwalla) | as Structural Consultant |
| iii. M/s. MAK | as MEP Consultant |
| iv. Mr. Fazal M. Momin | as Site Supervisor |

2. We have estimated the approximate cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Buildings 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. Sujit Govekar, quantity surveyor appointed by the Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by the quantity surveyor.

3. We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project under reference **Rs.1,25,67,63,000/-** (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 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. 0,00,00,00,000/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (Planning Authority) is estimated at **Rs. 0,00,00,00,000/-** (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		
Sale Building (Tower No.01)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 30.11.2020	Rs. 41,42,91,000/-
2	Cost incurred as on 30.11.2020 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 41,42,91,000/-

TABLE A		
Sale Building (Tower No.02)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 30.11.2020	Rs. 32,44,84,000/-
2	Cost incurred as on 30.11.2020 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 32,44,84,000/-

TABLE A		
Sale building (Tower No.03)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the building As on 30.11.2020	Rs. 35,79,88,000/-
2	Cost incurred as on 30.11.2020 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 35,79,88,000/-

TABLE B		
Building Called _____ (Tower 1,2 & 3)		
Sr. No.	Particular	Amount
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 30.11.2020	Rs. 16,00,00,000/-
2	Cost incurred as on 30.11.2020 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance cost to be Incurred (Based on Estimated Cost)	Rs. 16,00,00,000/-

Thanking You.
Yours truly,
For **FRAMES**

(FURKHAN I. PETTIWALA)
Regn. No. STR/P/157.