

Date :- 16-03-2022

To,
Shubham Homes & Contractors Private Limited,
303, Golden Bungalow,
Juhu Road, Santacruz (W).
Mumbai – 400054.

Subject: Certificate of Cost Incurred for Development of Shubham Trident (Sundew, Sunrise & Sunglow), Greenfields Building No. 1, 2 & 10 for Construction of 3 Building(s) (MahaRERA Registration Number P51800008658) situated on the Plot bearing C.T.S. No. 1526, 1526/1 & 2, 1527, 1527/1 to 4, 1564, 1564/1 to 4 demarcated by its boundaries (latitude and longitude of the end points) To the North partly by 13.40 mtr. wide DP road and CTS No. 1516, To the South by CTS No. 1528, To the East partly by CTS No. 1516 and partly by CTS No. 1529, To the West by DP Road of 9.15 mtr. of Division Konkan Village Chembur Taluka Kurla District Mumbai 400 071 admeasuring 1133.90 sq.mts. area and To the North by 9.15 mtr. Wide DP road and CTS No. 1566, To the South by existing road, To the East by 9.15 mtr. Wide DP road, To the West by CTS No. 1563 of Division Konkan Village Chembur Taluka Kurla District Mumbai – 400 071 admeasuring 517.90 sq.mts. area being developed by Shubham Homes & Contractors Private Limited.

Ref: MahaRERA Registration Number P51800008658.

Sir,

1. I/ We Mr. Furkhan Pettiwala have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 2 Building(s) Shubham Trident (Sundew, Sunrise & Sunglow), Greenfields Building No. 1, 2 & 10 situated on the plot bearing C.T.S. No. 1526, 1526/1 & 2, 1527, 1527/ 1 to 4 & 1527, 1527/1 to 4, 1564, 1564/1 to 4 of Division Konkan Village Chembur Taluka Kurla District Mumbai – 400 071 admeasuring 1651.80 sq.mts. area being developed by Shubham Homes & Contractors Private Limited.
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 Sunil D. Patil 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. 30,00,00,000/- (Rupees Thirty Crores Only) (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 **M.C.G.M** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,56,00,000/- (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (planning Authority) is estimated at Rs. 27,44,00,000/- (Rupees Twenty Seven Crores and Forty-four Lakhs Only) (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

<u>Sr. No.</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimate cost of the buildings as on date	9,72,85,000/-
2.	Cost incurred as on date (based on estimated cost)	2,56,00,000/-
3.	Work done in Percentage (as Percentage of the estimated cost)	26.31%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	7,16,85,000/-
5.	Cost Incurred on Additional/Extra Items as on date not in included in the Estimated Cost (Annexure A)	NIL

TABLE B

Internal & External Development Works in Respect of the Registered Phase

<u>Sr. No.</u>	<u>Particulars</u>	<u>Amounts</u>
1.	Total Estimate cost of the internal & external Development works including amenities & facilities in the layout as on date	20,27,15,000/-
2.	Cost incurred as on date (based on estimated cost)	0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	20,27,15,000/-
5.	Cost Incurred on Additional/Extra Items as on 28.02.22 not in included in the Estimated Cost (Annexure A)	NIL

Thanking You.

Yours truly,
For **FRAMES**

(FURKHAN I. PETTIWALA)

Regn. No. STR/P/157.