

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: 26-07-2017

To

M/S Pebbles Infra Projects Ltd.

CTS No. 1060/1, Juhu Village, Off Juhu Tara Road,
Santacruz West, Mumbai – 400049.

Subject: Certificate of Cost Incurred for Development/Construction of of 1 (One) No. of Building(s) of the 1st & Final Phase of the Project **"PEBBLES MARINA APARTMENTS"** situated on the Plot bearing C.N. No/CTS No./Survey no./ Final Plot no 1060/1 demarcated by its boundaries and having latitude and longitude of the end points 19°05'08.13" N & 72°49'43.82" E to the North, 19°05'07.27" N & 72°49'44.53" E to the South, 19°05'07.82" N & 72°49'44.75" E to the East, 19°05'07.51" N & 72°49'43.63" E to the West of village Juhu, K/ West Ward, Santacruz West, District Bandra, PIN 400049 admeasuring 648 sq.mts. area being redeveloped by M/s Pebbles Infra Projects Ltd.

Sir,

IMr. Furkhan Pettiwalla have undertaken assignment of certifying approximate estimated cost for the Subject Real Estate Project proposed to be registered under MahaRERA, being 1 (One) Building of the 1st & Final Phase of the Project, situated on the plot bearing C.N. No/CTS No./Survey no./ Final Plot no 1060/1 of village Juhu, K/ West Ward, Santacruz West, District Bandra, PIN 400049, admeasuring 648 sq.mts. area being developed by **M/s Pebbles Infra Projects Ltd.**

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

- (i) M/s YMS Consultants Ltd as L.S. / Architect
- (ii) M/s Frames as Structural Consultant
- (iii) M/s Wisetech MEP Consultants as MEP Consultant
- (iv) Shri. Chandrakant V. Mhatre 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 Building 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 Shri. Chandrakant V. Mhatre as 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 approximate Estimated Cost of completion of the building of the aforesaid project under reference as Rs.700 Lakhs 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

Furkhan

certificate / completion certificate for the building 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.67.96 Lakhs(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 M.C.G.M. (planning Authority) is estimated at Rs. 632.04 Lakhs (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		
Building Called "PEBBLES MARINA APARTMENTS"		
Sr. No.	Particular	Amt in Lakhs.
1	Total Estimated cost of the building As on 30-06-2017 date of Registration	680.00
2	Cost incurred as on 30-06-2017 (based on the estimated cost)	67.96
3	Work done in Percentage (as Percentage of the estimated cost)	10.00%
4	Balance cost to be Incurred (Based on Estimated Cost)	612.04

TABLE B		
Building Called "PEBBLES MARINA APARTMENTS"		
Sr. No.	Particular	Amt in Lakhs.
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 30-06- 2017 Date of Registration	20.00
2	Cost incurred as on 30-06-2017 (based on the estimated cost)	Nil
3	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4	Balance cost to be Incurred (Based on Estimated Cost)	20.00

Thanking You.

Yours truly,

For FRAMES

Furkhan 26/07/2017.

(FURKHAN I. PETTIWALA)

Regn. No. STR/P/157.