

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

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Date: 02-11-2022

To,
Mr. Kanji Bhachubhai Rita (Joint Director)
K.R. Shoppers Pvt. Ltd. & Kothari Builders Pvt. Ltd.,
01, Narmada Niwas CHSL,
Near Topiwala Center
Station Road, Goregoan West,
Mumbai – 400 104.

Subject : Certificate of Cost Incurred for Construction Work of Wing 'A' & 'C' of the Project Kenorita Jewels situated on the Plot bearing CTS No 793, 793/1 to 11, 794, 794/1 to 9, 795, 796, 796/1 to 25 & 819, demarcated by its boundaries (latitude and longitude of the end points) Station Road and CTS No. 814 & 815 to the North, CTS No. 746/19, 775 & 774 to the South, CTS No. 820, and partly by boundary of Village Pahadi Ekser to the East, CTS No. 797, 815 to the West, of Division Kokan, Village Pahadi Goregaon, Taluka Borivali, District Mumbai Suburban, PIN 400 104, admeasuring 4704.90 sq.mts. area being developed by M/s. K.R. Shoppers Pvt. Ltd and Kothari Builders Pvt. Ltd.

Sir,
I, **Mr. Mohd Furkhan Ibrahim Pettiwalla**, have undertaken assignment of certifying Estimated Cost of the Proposed Redevelopment of **Project Name "Kenorita Jewels"** for construction of Kenorita Jewels - **Wing 'A' & 'C'** situated on the Plot bearing CTS No 793, 793/1 to 11, 794, 794/1 to 9, 795, 796, 796/1 to 25 & 819, demarcated by its boundaries (latitude and longitude of the end points) Station Road and CTS No. 814 & 815 to the North, CTS No. 746/19, 775 & 774 to the South, CTS No. 820, and partly by boundary of Village Pahadi Ekser to the East, CTS No. 797, 815 to the West, of Division Kokan, Village Pahadi Goregaon, Taluka Borivali, District Mumbai Suburban, PIN 400 104, admeasuring 4704.90 sq.mts. area being developed by M/s. K.R. Shoppers Pvt. Ltd and Kothari Builders Pvt. Ltd.

2. We have estimated the cost of the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external work of the project as per specifications mentioned in agreement of sale. 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 us and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at **Rs. 70,64,61,446/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Municipal Corporation of Greater Mumbai** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 10,88,00,370/-** (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 project subject to Occupation Certificate / Completion Certificate from Municipal Corporation of Greater Mumbai is estimated at **Rs. 59,76,61,076/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external work, as per specification mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A
Kenorita Jewels – Wing “A” (Residential)
(To be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 21,00,40,000
2	Cost incurred up to <u>30/09/2022</u>	Rs. 2,69,53,847
3	Work done in Percentage (as Percentage of the estimated cost)	12.83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,30,86,153
5	Cost Incurred on Additional /Extra Items as on 14/06/2022 not included in the Estimated Cost (Table C)	0

Kenorita Jewels – Wing “C” (Residential)
(To be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 21,00,40,000
2	Cost incurred up to <u>30/09/2022</u>	Rs. 2,69,53,847
3	Work done in Percentage (as Percentage of the estimated cost)	12.83%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 18,30,86,153
5	Cost Incurred on Additional /Extra Items as on 14/06/2022 not included in the Estimated Cost (Table C)	0

Kenorita Jewels – “Commercial Area – Wing A, B and C”
(To be prepared separately for each Building/Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Registration is	Rs. 25,68,81,446
2	Cost incurred up to 30/09/2022	Rs. 5,48,92,677
3	Work done in Percentage (as Percentage of the estimated cost)	21.37%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 20,19,88,769
5	Cost Incurred on Additional /Extra Items as on 30/06/2022 not included in the Estimated Cost (Table C)	0

TABLE-B
Internal & External Development Works in Respect of the Registered Phase

S.No.	Particulars	Amount
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on date of Registration is	Rs. 2,95,00,000/-
2	Cost incurred as on 30/09/2022	Rs. 0/-
3	Work done in Percentage (as Percentage of the estimated cost).	0.00%
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 2,95,00,000/
5	Cost Incurred on Additional /Extra Items not included in the Estimated Cost (Table C)	0

Yours Faithfully,

MOHAMMED
FURKHAN
PETTIWALA

Digitally signed by
MOHAMMED FURKHAN
PETTIWALA
Date: 2022.11.02 17:08:19
+05'30'

Mr. Mohd Furkhan Ibrahim Pettiwala
(License No.STR:840005349)

*** Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time and as per specifications mentioned in agreement of sale.
2. Balance cost to be incurred may vary from different between Total estimated Cost and Actual Cost incurred) due to deviation in quantity required/escalation of cost etc. 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.
3. All components of work with specifications are indicative and not exhaustive.

Table C

List of Extra/Additional/Deleted Items considered in Cost

(Which were not part of the original Estimate of Total Cost)

Sr. No.	List of Extra/Additional/Deleted Items	Amount (In Rs.)
1.	NA	NA