

# 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: 09-07-2020

To,

**MR. ASHRAF MOHAMMED HALAI**

Gulzar House, Near N.L.High School,  
S.V. Road, Malad West,  
Mumbai - 400064.

**Subject:** Certificate of Approximate Cost Incurred for Development and Construction of One Building of the Project situated on Plot bearing CTS No. 428-A, 428-A/1 to 20, 428-B demarcated by its boundaries adjoining C.T.S No. 9.15M Road to the North & East, 414, 426, 429 & 430 to the South, 27.45 M. Wide S.V. Road to the West of Division Borivali, Village Malad North, Taluka Kandivali - West, District Mumbai, PIN 400067, admeasuring 1780.29 sq.mts. area being developed out of total 3703.00 sq.mts. by **MR. ASHRAF H MOHAMMED** C/A to Owner.

Sir,

I/We **Mr. Furkhan Pettiwala** have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project to be registered under MahaRERA for One building of the Project, situated on plot bearing C.T.S. No 428-A, 428-A/1 to 20, 428-B of Division Borivali, Village Malad North, Taluka Kandivali, District Mumbai, PIN 400067, admeasuring 1780.29 sq.mts. area being developed by Following technical professionals are appointed by Owner.

- |       |   |                          |
|-------|---|--------------------------|
| (i)   | <b>Shri R.H. Inamdar</b>                    | as Architect ;           |
| (ii)  | <b>M/S Frames</b>                           | as Structural Consultant |
| (iii) | <b>M/S Wisetech MEP Consultant Pvt. Ltd</b> | as MEP Consultant        |
| (iv)  | <b>Shri R.H. Inamdar</b>                    | as Quantity Surveyor     |

1. 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 **Shri R.H. Inamdar**, 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.

2. We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project under reference **Rs.23,75,00,000/-** (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.

3. The Estimated Cost Incurred till date is calculated at **Rs. 65,00,000/-** (Total of Table A and B). The amount of estimated cost incurred is calculated on the base of amount of total estimated cost.

4. 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. 23,10,00,000/-** (Total of Table A and B)

5. 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:

<b>TABLE A</b>		
<b>Sr. No.</b>	<b>Particular</b>	<b>Amt in Lakhs.</b>
<b>1</b>	Total Approximate Estimated cost of the building As on 09.07.2020	2175.00
<b>2</b>	Cost incurred as on 09.07.2020 (based on the estimated cost)	63.00
<b>3</b>	Work done in Percentage (as Percentage of the estimated cost)	2.90%
<b>4</b>	Balance cost to be Incurred (Based on Estimated Cost)	2112.00
<b>TABLE B</b>		
<b>Sr. No.</b>	<b>Particular</b>	<b>Amt in Lakhs.</b>
<b>1</b>	Total Approximate Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 09.07.2020	200.00
<b>2</b>	Cost incurred as on 09.07.2020 (based on the estimated cost)	2.00
<b>3</b>	Work done in Percentage (as Percentage of the estimated cost)	1.00%
<b>4</b>	Balance cost to be Incurred (Based on Estimated Cost)	198.00

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

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