

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: framesstructure@gmail.com PHONE: +91 9167916781.

Date: 6th January 2024

To,
YSS Constructions
506, 5th Floor, Shubham Center,
B-2 Wing, Cardinal Gracious Road,
Chakala, Andheri (East),
Mumbai- 400 099

Sub:- Certificate of cost incurred for Development of “YSS Splondour” having MahaRERA Registration number **P51800047766** developed by **YSS Constructions**.

Sir,

I, **Furkhan Pettiwala** have undertaken assignment of certifying estimated cost for “YSS Splendour” having MahaRERA Registration number **P51800047766** developed by **YSS Constructions**

2. We have estimated the cost of cost of Civil, MEP and allied works required for completion of the apartment and proportionate completion of internal & external works of the project as per specification 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 / Consultants. The Schedule of items and quantity for the entire work as calculated by _____ 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 to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference Rs. **415 Lakhs** /- (Total of Table A and B) at the time of Registration. 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 the specification mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the building(s) / Wing(s) / Layout / Plotted Development from the Municipal Corporation of Greater Mumbai (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. 163 Lakhs** /- (Total of Table A and B). The amount of estimated cost incurred is calculated on the basis of input material /Services used and unit cost of these items

5. The Balance cost of Completion of the Civil, MEP and Allied works for the completion of the apartments and proportionate completion of internal & External works, as per the specification mentioned in agreement of sale, of the project is estimated at **Rs. 252 Lakhs/-** (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 works, as per the 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		
Sr. No.	Particular	Amt in Lakhs.
1	Total Estimated cost of the building/wing As on date of Registration	315/-
2	Cost incurred as on 31/12/2023 (based on the estimated cost)	163/-
3	Work done in Percentage (as Percentage of the estimated cost)	51.75%
4	Balance cost to be Incurred (Based on Estimated Cost)	152/-
5	Cost incurred on additional / extra items not included in the estimated cost (Table B)	

TABLE B		
Internal & External Development works in Respect of the Registered Phase		
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 Date of Registration	100-
2	Cost incurred as on 31/12/2023 (based on the estimated cost)	0
3	Work done in Percentage (as Percentage of the estimated cost)	0
4	Balance cost to be Incurred (Based on Estimated Cost)	100
5	Cost incurred on Additional / Extra items not included in the Estimated cost (Table C)	

Thanking You.
Yours truly,
Yours Faithfully,
For Frames

MOHAMMED
FURKHAN
PETTIWALA

Digitally signed by
MOHAMMED FURKHAN
PETTIWALA
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FURKHAN I PETTIWALA
Regn. No.STR/P/157

Agreed and accepted by:

Vikash chand Jhanwer.

Vikash Jhanwer
Date: 6th Jan 2024