

Date: 19-01-2023

To,

MR. GOPAL SOMANI, M/S. VIIAAN ADITYA ENTERPRISES.

C-1/4 SARATHI CHSL, KHIRANAGAR CHSL,
S.V. Road, Santacruz West,
Mumbai - 400054.

Subject: Certificate of Approximate Cost Incurred for Development and Construction of One building of Ground + Nine Upper Floors situated on the Plot bearing CTS No. 146/25, Plot No.43 of Village Chakala, Andheri East, Mumbai PIN 400099, admeasuring 447.40 sq.mts. area being developed by **M/S. VIIAAN ADITYA ENTERPRISES.**

Ref: MahaRERA Registration Number P51800033151.

Sir,

I/We **Mr. Furkhan Pettiwala** have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project registered under MahaRERA for the Construction Work of One Building of Ground + Nine Upper Floors situated on the plot bearing CTS No. 146/25, Plot No.43 of Village Chakala, Andheri East, Mumbai PIN 400099, admeasuring 447.40 sq.mts. area being developed by **M/S. VIIAAN ADITYA ENTERPRISES.**

1. Following Technical Professionals are appointed by Owner/Promoter: -

- | | | |
|-------|---|--------------------------|
| (i) | Shri. Suyog R Shet | as Architect; |
| (ii) | Shri. Furkhan I Pettiwala | as Structural Consultant |
| (iii) | M/S Shashank R Jain & Associates | as Chartered Accountants |

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 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 * 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.

3. We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project under reference **Rs.7,00,00,000/-** (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.

4. The Estimated Cost Incurred till date is calculated at **Rs.71,50,000/-** (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 of the subject project to obtain Occupation Certificate / Completion Certificate from MCGM (Planning Authority) is estimated at **Rs. 6,28,50,000/-** (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 "Vishwas Niketan by Vilaan"		
Sr. No.	Particular	Amt in Lakhs.
1	Total Estimated cost of the building As on 31.12.2022	700.00
2	Cost incurred as on 31.12.2022 (based on the estimated cost)	71.50
3	Work done in Percentage (as Percentage of the estimated cost)	10.21%
4	Balance cost to be Incurred (Based on Estimated Cost)	628.50
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	0.00
TABLE B		
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 31.12.2022	0.00
2	Cost incurred as on 31.12.2022 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0.00 %
4	Balance cost to be Incurred (Based on Estimated Cost)	0.0
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	0.00

Thanking You.

Yours truly,

For **FRAMES**

MOHAMMED
FURKHAN
PETTIWALA

Digitally signed by
MOHAMMED
FURKHAN PETTIWALA
Date: 2023.01.19
14:06:01 +05'30'

(FURKHAN I. PETTIWALA)

Regn. No. STR/P/157.

Agreed and accepted by:


Signature of Promoter



Name:

Date:

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specification mentioned in a agreement of sale
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*)
3. (**) Balance Cost to be incurred (4) may vary from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimate cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
4. All components of work with specifications are indicative and not exhaustive.
5. Please specify if there are any deviations / qualifications. Example: Any deviations in input materials used from specifications in agreement of sale.

TABLE C

List of Extra / Additional / Deleted Items considered in cost

(Which were not part of the original Estimated of Total cost)

Sr No.	List of Extra / Additional / Deleted Items	Amount (In Rs.)
1.	N.A.	0.00
2.	N.A.	0.00