

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: 09167916781.

Date: 09/05/2025

To,

M/s. Harshal Enterprises

Business at C-6, Himanshu CHS Ltd, Near
Mandpeshwar Industrial estate, Borivali
West, Mumbai,
Maharashtra 400092.

Subject: Certificate of Approximate Cost Incurred for One No. of building 3 Wings A, B & C situated on the Plot bearing CTS NO. 974 Demarcated by its boundaries (19 * 24'77.51" N and 72 * 86'12.69" E), C.T.S. Nos.980 &981 to the north,C.T.S.No.969 to the South ,C.T.S no.971 ,972,973 to the East, C.T.S.No.975 to the west, taluka – Borivali , District- Mumbai , PIN – 400068, admeasuring 4733.40 sq.mts. area being developed by **M/s Harshal Enterprises**.

Sir,

I Mr. Furkhan Pettiwala have undertaken assignment as an Engineer for Estimating Approximate Construction Cost for the Subject Real Estate Project registered under MahaRERA with registration number P51800013142 for the Construction Work of One Building Comprising of A, B & C wings of the project situated on the plot bearing CTS No.974 of Division - Borivali, village- Dahisar, taluka-Borivali, District- Mumbai, PIN - 400068 admeasuring 4733.40 sq.mts. Area being developed by **M/s. Harshal Enterprises**.

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

(i) M/s. Space Vision (Arc. Shri Bhavin Modi)	as Architect;
(ii) M/s. Frames (Mr. Furkhan Pettiwala)	as Structural Consultant
(iii) Suman Harshi Motta	as Site Supervisor
- We have estimated the approximate cost of the completion to obtain Certificate/Completion Certificate, of the Civil, 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 Suman Harshi Motta, 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 the quantity surveyor.
- We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project under reference Rs.35,00,00,000/- (Total of Table A , B & C). The estimated Total Cost of project is with reference to the Civil works required to be completed for the purpose of obtaining occupation certificate/completion certificate for the building from the being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
- The Estimated Cost Incurred till date is calculated at Rs.14,85,00,018/- (Total of Table A, B & C). 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 works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from (Planning Authority) is estimated at Rs. Rs.20,14,99,982/- (Total of Table A , B & C)

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 / Wing A -Upendra		
Sr. No.	Particular	Amt In Crs
1	Estimated cost of the building as on 10 TH August, 2022 date of Registration	9,00,00,000/-
2	Cost incurred as on 31.03.2025 (based on the estimated cost)	14,85,00,018/-
3	Work done in Percentage (as Percentage of the estimated cost)	165%
4	Balance cost to be Incurred (Based on Estimated Cost)	-5,85,00,018/-

TABLE A		
Building / Wing B -Upendra		
Sr. No.	Particular	Amt In Crs
1	Estimated cost of the building As on 10 TH August, 2022 date of Registration	13,00,00,000/-
2	Cost incurred as on 31.03.2025 (based on the estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance cost to be Incurred (Based on Estimated Cost)	13,00,00,000/-

TABLE A		
Building / Wing C -Upendra		
Sr. No.	Particular	Amt In Crs
1	Estimated cost of the building As on 10 TH August, 2022 date of Registration	13,00,00,000/-
2	Cost incurred as on 30.09.2024 (based on the estimated cost)	0/-
3	Work done in Percentage (as Percentage of the estimated cost)	-
4	Balance cost to be Incurred (Based on Estimated Cost)	13,00,00,000/-

TABLE B		
Building / Wing A, B & C -Upendra		
Sr. No.	Particular	Amt In Crs
1	Total Estimated cost of the internal and external Development Works including amenities and Facilities in the Layout as on 10 TH August, 2022 Date of Registration	35,00,00,000/-
2	Cost incurred as on 31.03.2025 (based on the estimated cost)	14,85,00,018/-
3	Work done in Percentage (as Percentage of the estimated cost)	42.42%
4	Balance cost to be Incurred (Based on Estimated Cost)	20,14,99,982/-

Thanking You.

Yours truly,

For **FRAMES**

(FURKHAN I. PETTIWALA)

Regn. No. STR/P/157.