

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 : 10/10/2023

To,

M/s. Shubhyuvi Infrastructure LLP,
201, Nivan, Opp. Poddar International School,
S. V. Road, Khar (W),
Mumbai- 400052.

Subject: Certificate of cost incurred for development of "Ananda Park" project for construction Of Wing- A, B & C Ground + First To Ninth Upper Part Podium Part Residential Floors + Tenth To Twenty Three Upper Residential Floors (Maharera Registration Number P51800034854) Situated On The Plot Bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 Demarcated By Its Boundaries (19° 13' 21.5157" N -72° 50' 32.9530" E, 19° 13' 21.5422" -N 72° 50' 33.4583" E, 19° 13' 21.9450" N- 72° 50' 35.6632" E, 19° 13' 23.8337" N- 72° 50' 35.6308" E, 19° 13' 23.8753" N- 72° 50' 32.9933" E, 19° 13' 22.1935" N- 72° 50' 32.9760" E, 19° 13' 22.1847" N- 72° 50' 32.8706" E) FP No. 526 (Pt) To The North, 9.15 Mt. wide Laxman Bhandari Marg To The South, 18.30 M Wide D.P. road To The East, FP No. 527 to 530 To The West Of Division Mumbai, Village- Eksar, Taluka- Borivali, District- Mumbai Suburban PIN-400092 Admeasuring 5110.28 Sq.Mts. Area Being Developed By **M/S. SHUBHYUVI INFRASTRUCTURE LLP.**

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 sale building having Wing- A, B & C Ground + First to Ninth upper Part Podium Part Residential floors + Tenth to Twenty Three Upper Residential floors situated on the plot bearing F.P. No. 526 (Pt) and 531 of TPS-III, Laxman Bhandari Marg, Chikuwadi, Borivali (W), Mumbai- 400 092 admeasuring 5110.28 sq.mts. area being developed by **M/S. SHUBHYUVI INFRASTRUCTURE LLP.**

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 Mr. Harshad Jamsandekar, 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 1,60,00,00,000/-** (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.



3. The Estimated Cost Incurred till date is calculated at **Rs. 21,75,00,000/-** (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. 1,38,25,00,000 /-** (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:

| TABLE A | | |
|-------------------------------|---|--------------------|
| Sale Building (Wing-A) | | |
| Sr. No. | Particular | Amount |
| 1 | Total Estimated cost of the buildingAs on 30.06.2023 | Rs. 52,02,00,000/- |
| 2 | Cost incurred as on 30.06.2023 (based on the estimated cost) | Rs. 7,30,00,000/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 14.03 % |
| 4 | Balance cost to be Incurred(Based on Estimated Cost) | Rs. 44,72,00,000/- |

| TABLE A | | |
|-------------------------------|---|--------------------|
| Sale Building (Wing-B) | | |
| Sr. No. | Particular | Amount |
| 1 | Total Estimated cost of the buildingAs on 30.06.2023 | Rs. 37,12,00,000/- |
| 2 | Cost incurred as on 30.06.2023 (based on the estimated cost) | Rs. 6,75,00,000/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 18.18 % |
| 4 | Balance cost to be Incurred(Based on Estimated Cost) | Rs. 30,37,00,000/- |

| TABLE A | | |
|-------------------------------|---|--------------------|
| Sale building (Wing-C) | | |
| Sr. No. | Particular | Amount |
| 1 | Total Estimated cost of the buildingAs on 30.06.2023 | Rs. 54,36,00,000/- |
| 2 | Cost incurred as on 30.06.2023 (based on the estimated cost) | Rs. 7,70,00,000/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 14.16 % |
| 4 | Balance cost to be Incurred(Based on Estimated Cost) | Rs. 46,66,00,000/- |



| TABLE B | | |
|---|--|--------------------|
| Building Called "Ananda Park" (Wing A, B & C) | | |
| Sr. No. | Particular | Amount |
| 1 | Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 30.06.2023 | Rs. 16,50,00,000/- |
| 2 | Cost incurred as on 30.06.2023 (based on the estimated cost) | 0.00 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 0.0 % |
| 4 | Balance cost to be Incurred(Based on Estimated Cost) | Rs. 16,50,00,000/- |

Thanking You,
Yours faithfully,
For Frames,

MOHAMMED
FURKHAN
PETTIWALA

Digitally signed by
MOHAMMED FURKHAN
PETTIWALA
Date: 2023.10.10 12:44:11
+05'30'

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

Agreed and Accepted by:




Signature,

Promoter Name:

Date: 10/10/2023

Note:

1. The scope of work is to complete Registered Real Estate Project as per drawings approved from time to time and as per specifications mentioned in 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 estimated cost. any deviation in quantity required for development of the Real Estate Project will result in amendment or 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 in qualifications. Example: Any deviations in input material 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 Estimate of Total Cost)

| | List of Extra/Additional / Deleted Items | Amount (In Rs.) |
|----|--|-----------------|
| 1. | | |
| 2. | | |

