F R A M E S

CONSULTING CIVIL – STRUCTURAL ENGINEERS, PROJECT MANAGEMENT CONSULTANTS

Scarlet, 57/B-219, G-4, Chapel Road, Next to Lucky Decoraters, Near Lilavati Hospital, Bandra (W), Mumbai – 400 050

E-mail: framesstructure@gmail.com Phone: 022-26431727.

Date :- 24-03-2021

To
M/S. ALLIANCE CITY DEVELOPERS REALTORS PVT. LTD.
K.K CHAMBERS
401 A, 4TH FLOOR,
PURSHOTAMDAS THAKURDAS ROAD,
NEAR SIDDHARTH COLLEGE,
FORT MUMBAI - 40001.

Subject: Certificate of Approximate Cost Incurred for Development of "AMARDEEP ALLIANCE" for Construction Work of Amardeep Alliance Building situated on the Plot bearing CTS No. 551/6, situated at Pandit M.M. Malaviya Road, Opp. Saint Pius Church, Mulund West Mumbai 400080, demarcated by its boundaries CTS NO 551/1 of Village Nahur to the North, 18.30 Meter wide Existing M.M. Malaviya Road to the South, CTS No 551/1/1 of Village Nahur to the East, CTS NO 551/5 of Village Nahur to the West of Nahur village, Kurla taluka, admeasuring 1342.20 sq.mts. area being developed by: - Alliance City Developers Realtors Pvt. Ltd.

Ref. RERA Registration Number: - P51800024225

Sir,

I Mr. Furkhan Pettiwala have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project registered under RERA, being Amardeep Alliance Building situated on the plot bearing CTS No. 551/6 of Nahur village, Kurla taluka, admeasuring 1342.20 sq.mts., area being developed by Alliance City Developers Realtors Pvt. Ltd.

1. Following technical professionals are appointed by Owner / Promoter:-

   (i) Shri N.B. Tiwaskar of Tiwaskar and Associates as L. S.;

   (ii) Shri. Niranjan Pandya of M/s Niranjan Pandya as RCC Consultant

   (iii) Shri. Neeraj Agrawal as Quantity Supervisor

2. We have estimated the cost of the completion to obtain Occupation Certificate / Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) 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 Consultant and the Schedule of times and quantity for the entire work as calculated by quantity Surveyor* appointed by Developer/ Engineer, and the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 17,76,72,000/-**. 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(s) 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. 6,41,72,738/-**. 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. 11,34,99,262/-** (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 Amardeep Alliance

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the building as on 31/12/2020	**Rs. 15,26,72,000/-**
2	Cost incurred as on 31st Dec 2020 (based on the Estimated cost)	**Rs. 5,51,88,500/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**36.15 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs 9,74,83,500/-**

TABLE – B

Building called Amardeep Alliance

Sr. No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 31st Dec 2020 date of Registration	**Rs 2,50,00,000/-**
2	Cost incurred as on 31st Dec 2020 (based on the Estimated cost)	**Rs 89,84,238/-**
3	Work done in Percentage (as Percentage of the estimated cost)	**35.94 %**
4	Balance Cost to be Incurred (Based on Estimated Cost)	**Rs 1,60,15,762/-**

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

MOHAMMED FURKHAN PETTIWALA
Digitally signed by MOHAMMED FURKHAN PETTIWALA
Date: 2021.03.24 17:35:52 +05'30'

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