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: 9167916781.

Date: 17-01-2026

J.no.584

To,

ARY DEVELOPERS.
Shop No.1, Dilkhush Bunglow C.T.S. No. 171
Of Village Andheri J. P. Road, Andheri (W),
Mumbai. 400058.

Subject: Certificate of Approximate Cost Incurred for Development and Construction of One building of Basement + Ground + First Office Parking + Second Podium Floor + Third To Fourteen Upper Floors + Part Fifteen Floors situated on the Plot bearing CTS No. 171 Of Village Andheri (W), F. P. No. 34 Of Tps Ii Andheri, J. P. Road, Andheri (W), Mumbai, admeasuring 3086.00 sq.mts. area being developed by **ARY DEVELOPERS.**

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 Basement + Ground + First Office Parking + Second Podium Floor + Third To Fourteen Upper Floors + Part Fifteen Floors situated on the Plot bearing CTS No. 171 Of Village Andheri (W), F. P. No. 34 Of Tps Ii Andheri, J. P. Road, Andheri (W), Mumbai, admeasuring 3086.00 sq.mts. area being developed by **ARY DEVELOPERS.**

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

(i)	**Skyline Inframart Consultants llp**	as Architect;
(ii)	**M/S Frames**	as Structural Consultant

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.31,00,00,000/-** (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. 11,33,50,165 /-** (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. 19,66,49,835/-** (Total of Table A and B)

Consulting Structural Engineer FRAMES Bandra (W)

1

For ARY DEVELOPERS

Proprietor

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		
Sr. No.	**Particular**	**Amount in INR.**
1	Total Estimated cost of the building As on 31.12.2025	21,00,00,000.00
2	Cost incurred as on 31.12.2025 (based on the estimated cost)	11,33,50,165.00
3	Work done in Percentage (as Percentage of the estimated cost)	53.98%
4	Balance cost to be Incurred (Based on Estimated Cost)	9,66,49,835.00
5.	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	0.00

TABLE B		
Sr. No.	**Particular**	**Amount in INR.**
1	Total Estimated cost of the Internal and External Developments Works including amenities and Facilities in the layout as on 31.12.2025	10,00,00,000.00
2	Cost incurred as on 31.12.2025 (based on the estimated cost)	0.00
3	Work done in Percentage (as Percentage of the estimated cost)	0 %
4	Balance cost to be Incurred (Based on Estimated Cost)	0.00
5	Cost Incurred on Additional / Extra Items not included in the Estimated Cost (Table – C)	0.00

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

FRAMES Bandra (W) Mumbai - 50

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

For ARY DEVELOPERS

Proprietor

Agreed and Accepted by:

Signature of Promoter

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 very 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

For ARY DEVELOPERS

Proprietor