# 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: 09167916781.


**Date: 08-05-2025**

CERTIFICATE OF COST INCURRED AS ON 31st March 2025.

**TO,**

**SEVENFOLDS CONSTRUCTIONS LLP**

807, Sri Krishna, 8th floor, Opp. Laxmi Industrial Estate,New Link Road. Andheri West, Mumbai 400053.

**Subject:** Certificate of Approximate Cost Incurred for proposed Development and Construction of redevelopment of property known as "MINAL CHSL & MADHAVKUNJ CHSL" (Old Name) situated at C.T.S.No. 1611 and 1611/1 to 1611/15, F.P. no. 185, Village Vile Parle, Vile Parle east, Shraddhanand Road, Mumbai-400057, plot area admeasuring 2555.18 sq.mtrs. area being developed by M/s SEVENFOLDS CONSTRUCTIONS LLP. **demarcated by its boundaries 19 05 48.96N 72 50 44.82E, 19 05 49.23N 72 50** 44.91E, 19 05 49.34N 72 50 45.16E, 19 05 47.38N 72 50 45.19E, 19 05 47.43N 72 50 46.06E, 19 05 19.32N 72 50 46.36E, 19 05 48.64N 72 50 46.37E, 19 05 48.39N 72 50 46.46E, 19 05 47.60N 72 50 46.47E of Vile Parle East division, Mumbai-400057.

**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 No. P51800053472 for the Construction Work of One Building known as "MINAL & MADHAVKUNJ CHSL"(Old Name) comprising of the building compromising of Basement + Stilt + First Podium + First To Eleventh Upper Floors for Residential & Commercial user with building height 40.60mt. situated at C.T.S. No. 1611 and 1611/1 to 1611/15, F.P. no. 185, Village Vile Parle, Vile Parle east, Shraddhanand Road, Mumbai-400057, plot area admeasuring2555.18 sq.mtrs. area being developed by M/s SEVENFOLDS CONSTRUCTIONS LLP.

1. Following Technical Professionals are appointed by Owner/Promoter:-
   - (i) Mr. Sohil S. K. Hajiani — as Architect ;
   - (ii) M/s. Frames (Mr. Furkhan Pettiwala) — as Structural Consultant
   - (iii) Mr. Fazal A. Momin — as Site Supervisor

1. We have estimated the cost of civil. MEP and allied works required for completion of theapartments and proportionate completion of internal & external works of the project as perspecifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings plans made available to us for the project under reference by the Developer /Consultants. The Schedule of items and quantity required for the entire work as calculated by Mr. Fazal A. Momin Quantity Surveyor* appointed by Developer / Engineer, the assumption ofthe cost of material labour and other inputs made by developer and the site inspection carriedout by us to ascertain / confirm the above analysis given to us.

2. We estimated (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MFP and Allied works required for completion of the apartments and Proportionated completion of internal & external works, as per specifications mentioned in agreement of sale and for purpose of obtaining occupation certificate /completioncertificate for the Building(s) / Wing(s) / layout / Plotted Development from the MCGM being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

3. We estimate Total Estimated Approximate Cost of completion of the building of the aforesaid project under reference **Rs.30,00,00,000/-** (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. 13,82,05,263/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the basis of input materials/services and units cost of these items.

5. The Balance Cost of Completion of the Civil, MEP and Allied works for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the project is estimated at **Rs. 16,17,94,737/-** (Total of Table A and B).

6. I certify that the Cost of the Civil, MEP and allied work for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :-

TABLE A

| Sr No. | Particulars | Amounts (In Rs.) |
|---|---|---|
| 1. | Total Estimated cost of the Building/Wing/Layout/ Plotted Development as on date of Registration is | 25,00,00,000/- |
| 2. | Cost incurred as on date of certificate | 13,05,50,943/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 52.22% |
| 4. | Balance Cost to be incurred** (Based on Estimated Cost) | 11,94,49,057/- |
| 5. | Cost incurred on Additional/Extra Items not included in the Estimated Cost (Table-C) | 0 |

TABLE B

Internal & external Development Works in Respect of the Registered Phase

| Sr No | Particulars | Amounts (In Rs.) |
|---|---|---|
| 1. | Total Estimated Cost of the Internal and External Development Works including amenities and Facilities In the layout as on date of Registration is | 5,00,00,000/- |
| 2. | Cost incurred as on date of certificate | 76,54,320/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost) | 15.30% |
| 4. | Balance Cost to be incurred** (Based on Estimated Cost) | 4,23,45,680 |
| 5. | Cost incurred on Additional/Extra Items not included in the Estimated Cost (Table-C) | 0 |

Thanking you,
Yours truly
For FRAMES

Mohammed Furkhan Pettiwala
Digitally signed by Mohammed Furkhan Pettiwala
Date: 2025.05.08 18:17:46 +05'30'

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

Agreed and Accepted by:

SevenFolds Constructions LLP Mumbai

Signature of Promoter

Name: FAUZAAN ASHRAF KHAN

Date: 08-05-2025

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 |