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:30/09/2024

To
True life space Paradise Palace,
Nehru Road next to ST Anthony church
Vakola Mumbai - 400055

Subject: Certificate of Cost Incurred for Development of Paradise Palace- Wing A & B having MahaRERA Registration (P5180054368) being developed by True Life Space Builders and Developers

Sir,

I/We Mr. Fazal.M. Momin of M/s Frames have undertaken assignment of certifying Estimated Cost for Paradise Palace - Wing A & B having MahaRERA Registration (P5180054368) being developed by True Life Space Builders and Developers

1. We have estimated the cost of Civil. MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications 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 Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us to ascertain /confirm the above analysis given to us.
2. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. 15,50,00,000/- (Total of Table A and B) at the time of Registration. The estimated Total Cost of project is with reference to the Civil, MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate / completion certificate for the Building(s) / Wing(s) Layout/being Plotted Development from the Mumbai Municipal Corporation Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at Rs. 3,25,50,000/- (Total of Table A and B). The amount of Estimated Cost, incurred is calculated on the basis of input materials /services used and unit cost of these items.

4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Mumbai Municipal Corporation (planning Authority) is estimated at Rs. 12,24,50,000/- (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

Paradise Palace-Wing A

(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building / wing as on 30/09/2024 date of Registration is (Including GST) GSTNo.AA270723104887X	Rs.15,50,00,000/-
2	Costincurredason31/03/2023 (based on the Estimated cost)	Rs.3,25,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	21%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.12,24,50,000/-
5	Cost Incurred on Additional/Extra Items as on 30/09/2024 not included in the Estimated Cost (Annexure A)	NIL

Paradise Palace- Wing B

	TABLE B	
(to be prepared for the entire registered phase of the Real Estate Project)		
Sr.No	**Particulars**	**Amounts**
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/09/2024 date of Registration is (Including GST) GSTNo.27AAYFK6907A1Z2	Rs. 15,50,000,00/-

2	Costincurredason31/03/2023(based on the Estimated cost)	Rs.3,25,50,000/-
3	Work done in Percentage (as Percentage of the estimated cost)	21%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 12,24,50,000/-
5	Cost Incurred on Additional/Extra Items as on 30/09/2024 not included in the Estimated Cost (Annexure A)	NIL

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

Fazal Mushtaque Momin

Digitally signed by Fazal Mushtaque Momin
Date: 2024.09.30 17:18:02 +05'30'

(FAZAL.M. MOMIN)
Regn. No. M/388/SSII

Name:

Agreed and Accept By

For TRUE LIFESPACE

Partner

Signature of Promoter

Name:

TRUE LIFE SPACE
BUILDERS AND DEVELOPERS

*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
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 survey or 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. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. Allcomponentsofworkwithspecificationsareindicativeandnotexhaustive.
6. Please specify if there are any divisions/qualifications Example. Any deviation in input material used from specifications in agreement of sale.

Table C

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

Sr.no.	List of Extra / Additional Items executed with Cost	Amount (In Rs.)