

# Adroit Consultant

Specialist in Structure & Infrastructure

Resi. : 93/2 Garfa Main Road, Kolkata - 700075

Office : 10/3 Panchanantala Road, Kolkata - 700 029

Contact No.:

82760-01076,  
91633-66882,  
99033-17169

Email Id:

consultant.adroit@gmail.com  
consultant.adroit1@gmail.com

Date : 22.09.2020

To  
The  
SOUTHWINDS PROJECTS LLP  
6A, ELGIN ROAD, 2ND FLOOR BHOWANIPORE  
Tehsil: Kolkata  
Police Station: Shakespeare Sarani  
Pincode : 700020  
District: Kolkata

Subject :Certificate of Cost Incurred for Development of Southwinds Project LLP for Construction of 1 (One) building(s)/ 0 Wing(s) of the 4th Phase (WBHIRA Registration Number- HIRA/P/SOU/2019/000453 situated on the Plot bearing RS and LR Plot No. 510(P), 515, 516(P), 517, 518, 519(P), 539(P), 540, 541,542,545,546,572(P) demarcated by its boundaries (22° 24' 20.24"(N) 88° 24' 51.62"(E), 22° 24' 17.96"(N) 88° 24' 53.10"(E), 22° 24' 17.44"(N) 88° 24' 49.08"(E), 22° 24' 19.02"(N) 88° 24' 48.55"(E)) Village Road to the North Villager's House & WBSEDCL substation to the South Villager's House to the East Natural water body & Bye Pass Road to the West of Division Baruipur village Manikpur Taluka Sonarpur District 24 PGS(S) PIN 700148 Admeasuring 8134 sq.mts. Area being developed by M/s. SOUTHWINDS PROJECT LLP


Ref :WBHIRA Registration Number--HIRA/P/SOU/2019/000453

Sir,

I/We M/s Adroit Consultant have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under WBHIRA, Being 1(One) Building(s)/\_0 (Zero) Wing(s) of the 4th Phase situated on the plot bearing RS and LR Plot No. 510(P), 515, 516(P), 517, 518, 519(P), 539(P), 540, 541,542,545,546,572(P) of Division Baruipur Village Manikpur Taluka Sonarpur District 24 PGS(S) PIN 700148 admeasuring 8134sq.mts. area being developed by M/s.SOUTHWINDS PROJECT LLP.

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

- (i) M/s Agrawal & Agrawal L.S. / Architect;
- (ii) M/s Adroit Consultant as Structural Consultant
- (iii) M/s Unique Engineering as PHE Consultant
- (iv) Mr. Somdatta Mondal as Quantity Surveyor

  
**Mainak Majumdar**  
B.C.E., M.C.E. (Struct)  
ESE-152/I of KMC  
STER/NKDA/10/00020  
STRV/NKDA/14/00001

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 Consultants and the Schedule of items and quantity for the entire work as calculated by Mr. Somdatta Mondal quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour 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. 136,68,84,029 (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 obtaining occupation certificate / completion certificate for the building(s) from the Rajpur Sonarpur Municipality being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at Rs. 94,61,64,758 (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(s) of the subject project to obtain Occupation Certificate / Completion Certificate from Rajpur Sonarpur Municipality (planning Authority) is estimated at Rs 42,07,19,271 (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:


  
Mainak Majumdar  
B.C.E., M.C.E. (Struct)  
ESE-152/I of KMC  
STER/NKDA/10/00020  
STRV/NKDA/14/00001

TABLE A

Building /Wing bearing Number – Block-5 or called Phase-II

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

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building/wing ason <u>05/11/2018</u> date of Registration is	<u>Rs.24,38,11,277/-</u>
2	Cost incurred ason <u>30/06/2020</u> (based on the Estimated cost)	<u>Rs.13,55,78,292/-</u>
3	Work done in Percentage (as Percentage of the estimated cost )	<u>55.61 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	<u>Rs.10,82,32,985/-</u>
5	Cost Incurred on Additional /Extra Items ason <u>31/12/2019</u> not included inthe Estimated Cost (Annexure A)	<u>Rs. NIL</u>

TABLE B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout ason <u>05/11/2018</u> date of Registration is	<u>Rs. 112,30,72,752/-</u>




Mainak Majumdar  
B.C.E., M.C.E. (Struct)  
ESE-152/I of KMC  
STER/NKDA/10/00020  
STRV/NKDA/14/00001

(1)	(2)	(3)
2	Cost incurred as on <u>30/06/2020</u> (based on the Estimated cost).	Rs. <u>81,05,86,466/-</u>
3	Work done in Percentage (As Percentage of the estimated cost).	<u>72.18 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>31,24,86,286/-</u>
5	Cost Incurred on Additional /Extra Items ason _____ not included in the Estimated Cost (Annexure A).	Rs. _____ <u>NIL</u>

Yours Faithfully


**Mainak Majumdar**  
B.C.E., M.C.E. (Struct)  
ESE-152/I of KMC  
STRV/NKDA/10/00020  
STRV/NKDA/14/00001

  
Signature of Engineer.  
(License No: .....)

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 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. The estimated cost includes all labor, 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. All components of work with specifications are indicative and not exhaustive.

#### Annexure A

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

  
**Mainak Majumdar**  
B.C.E., M.C.E. (Struct)  
ESE-152/I of KMC  
STRV/NKDA/10/00020  
STRV/NKDA/14/00001