



# Adroit Consultant

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To,

SOUTHWINDS PROJECT 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 3<sup>rd</sup>Phase, Block-09 (WBHIRA Registration Number-HIRA/P/SOU/2018/000137 situated on the Plot bearing RS and LR Plot No. 507(P), 510(P),511,512,513,514,519(P) & 520(P) demarcated by its boundaries (22° 24' 21.36"(N) 88° 24' 50.85"(E), 22° 24' 20.24"(N) 88° 24' 51.62"(E),22° 24' 19.02"(N) 88° 24' 48.55"(E),22° 24' 21.14"(N) 88° 24' 47.95"(E))Phase-IIto the North Phase-IV & Natural Water Bodyto the South Villager's Houseto the East Bye Pass Roadto the West of Division Baruipurvillage Manikpurtaluka SonarpurDistrict 24 PGS(S) PIN700148Admeasuring4477sq.mts. Area being developed by M/s.SOUTHWINDS PROJECT LLP

Ref :WBHIRA RegistrationNumber--HIRA/P/SOU/2018/000137  
Sir,

I/WeM/s Adroit ConsultanthaveundertakenassignmentofcertifyingEstimatedCostfortheSubject Real Estate Project proposed to be registered under WBHIRA, Being 1(One) Building(s)/0(Zero) Wing(s) of the 3<sup>rd</sup> Phase situated on the plotbearing RS and LR Plot No. 507(P), 510(P),511,512,513,514,519(P) & 520(P) ofDivisionBaruipurVillageManikpurTalukaSonarpurDistrict24 PGS(S)PIN700148admeasuring4477sq.mts. area being developed byM/s.SOUTHWINDS PROJECT LLP.

1. FollowingtechnicalprofessionalsareappointedbyOwner/Promoter:—

- (i) M/sAgrawal&Agrawalas L.S. / Architect;
- (ii) M/sAdroit Consultantas StructuralConsultant
- (iii) M/sUnique Engineeringas PHE Consultant
- (iv) Mr.SomdattaMondalas Quantity Surveyor\*

2. WehaveestimatedthecostofthecompletiontoobtainOccupationCertificate/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 ascalculatedbyMr. Somdatta Mondal 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.

Mainak Majumder  
B.C.E., M.C.E. (Struct)  
ESE-152/1 of CMC  
STER/NKDA/10/00020  
074/RJPSON/ESE/11-12  
Partner

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. **69,86,38,036/-** (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(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. **28,64,10,825/-** (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 **41,22,27,211/-** (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 /Wing bearing Number – Block-6 or called Phase-III  
(to be prepared separately for each Building /Wing of the Real Estate Project)

| Sr. No<br>(1) | Particulars<br>(2)                                                                                               | Amounts<br>(3)           |
|---------------|------------------------------------------------------------------------------------------------------------------|--------------------------|
| 1             | Total Estimated cost of the building/wing as on <u>05/11/2018</u> date of Registration is                        | <u>Rs.42,39,91,621/-</u> |
| 2             | Cost incurred as on <u>30/09/2019</u> (based on the Estimated cost)                                              | <u>Rs.11,66,56,388/-</u> |
| 3             | Work done in Percentage (as Percentage of the estimated cost)                                                    | <u>27.51 %</u>           |
| 4             | Balance Cost to be Incurred (Based on Estimated Cost)                                                            | <u>Rs.30,73,35,233/-</u> |
| 5             | Cost Incurred on Additional /Extra Items as on <u>30/09/2019</u> not included in the Estimated Cost (Annexure A) | <u>Rs.10,10,69,752/-</u> |

TABLE B

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

| Sr. No.<br>(1) | Particulars<br>(2)                                                                                                                                                   | Amounts<br>(3)            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1              | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>05/11/2018</u> date of Registration is | Rs. <u>69,86,38,036/-</u> |

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