

**S. P. A. CONSULTANTS**  
CONSULTING STRUCTURAL ENGINEERS

To,

Date: 31-12-2019

**Luminous Developers Projects LLP**

6A, Elgin Road, 2<sup>nd</sup> Floor, Kolkata – 700 020.

**Subject:** Certificate of Percentage of Completion of Construction Work of the Building “Allure” (HIRA/P/KOL/2018/000007) situated on Premises No : 14, Matheswartola Road, Tangra, Assesse No: 110580700135 demarcated by its boundaries (latitude and longitude of the endpoints) 22° 32' 54.4" (N), 88° 23' 21.01" (E); 22° 32' 54.6" (N), 88° 23' 20.2" (E); 22° 32' 53.0" (N), 88° 23' 19.8" (E); 22° 32' 52.8" (N), 88° 23' 20.8" (E), of Ward No.58, Borough No VII, Kolkata, PIN 700046 admeasuring 1625.07 Sq. Mtrs. Area being developed by Luminous Developers LLP.

Ref: WBHIRA Registration Number (HIRA/P/KOL/2018/000007) dated **19-09-2018.**

Sir,

We M/s SPA Consultants have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under WBHIRA, situated on Premises No : 14, Matheswartola Road, Tangra, Assesse No : 110580700135 being G+10 Tower, “Allure” . Ward No. 58, Borough No VII, Kolkata, PIN 700046 admeasuring 1625.07 Sq. Mtrs. Area being developed by Luminous Developers LLP.

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

- (i) M/s Raj Agarwal & Associates as L.S. / Architect - Mr. Raj Kumar Agarwal.
- (ii) M/s SPA Consultants as Structural Consultant – Mr. Sanjeev Parekh
- (iii) M/s R.G. Solutions – PHE Consultant, Universal Power Transmission- Electrical Consultant, SD Firetech Consultant Mr. Shekar Dey.
- (iv) IN House Team of Luminous Developers LLP as Quantity Surveyor\*



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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 IN House Team of Luminous Developers LLP 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. 21, 51, 59,465/- (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 Office of the Kolkata Municipal Corporation being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at RS. 16, 65, 81,365/- (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 Office of the Kolkata Municipal Corporation (planning Authority) is estimated at RS. 4, 85, 78, 100/- (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 – 1

(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 as on <u>04/07/2019</u> date of Registrationis	Rs.20,21,19,203/-
2	Cost incurred ason <u>31/12/2019</u> based on the Estimated cost)	Rs. 16,51,66,986/-
3	Work done in Percentage (as Percentage of the estimated cost )	82 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 3,69,52,217/-
5	Cost Incurred on Additional /Extra Items ason <u>31/12/2019</u> not included inthe Estimated Cost (Annexure A)	NIL



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 as on <u>04/07/2019</u> Date of Registration is	RS. 1,30,40,26/-
2	Cost Incurred as on 31/12/2019 (Based on the estimated cost).	RS. 14,14,379/-
3	Work done in Percentage (As Percentage of the estimated cost).	11%
4	Balance Cost to be incurred (Based on Estimated Cost).	RS. 1,16,25,883/-
5	Cost Incurred on Additional /Extra Items as on <u>31/12/2019</u> not included in the Estimated Cost (Annexure A).	NIL

Yours Faithfully,

**SANJIV J. PAREKH**  
M.E. (STRUCT.), M.E. (CONST. ENGRG.)  
B. C. E., FIE-(F-018202-4)  
E. S. E. NO. 104 (I) K. M. C.

Signature of Engineer.

(License No.....)

7. The scope of work is to complete entire Real Estate Project as per drawings approved from timetotimesoastoobtainOccupationCertificate/CompletionCertificate.
8. (\*) 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 shouldbementionedattheplacemarked(\*).
9. The estimated cost includes all labour, material, equipment and machinery required to carry out entirework.
10. As this is an estimated cost, any deviation in quantity required for development of the RealEstateProjectwillresultinamendmentofthecostincurred/tobeincurred.
11. All components of work with specifications are indicative and notexhaustive.

**Annexure A**

List of Extra/Additional Items executed with Cost  
(which were notpartoftheoriginalEstimateofTotalCost)

