

S.P.A. CONSULTANTS
CONSULTING STRUCTURAL ENGINEERS

Date:-01/01/2021

To,

The Bengal GHG Nirman Pvt.Ltd.
80, Bentinck Street, Kol-700001

Subject : Certificate of Cost-Incurred for Development of residential and commercial project namely Laxmi-Aquascape having WBHIRA Registration Number HIRA/P/HOW/2019/000589 situated on the Plot bearing No.193,206& 207 demarcated by its boundaries $11369+9819+19300+4880=45368\text{mm}(148.845\text{ feet})$ to the North, $56194\text{mm}(184.363\text{ feet})$ to the South, $10236+11142+14231+29236+22377+14936+9951=112109\text{mm}(367.811\text{ feet})$ to the East, $5380+21571+16506+34532+20792+15707+11553=126041\text{mm}(413.52\text{ feet})$ to the West of Howrah Division, Pin 711102, ad measuring 5281 sq.mts. the area being developed by the Bengal GHG Nirman Pvt.Ltd the promoter.

Ref:-WBHIRA Registration Number
HIRA/P/HOW/2019/000589

Sir,

I/We S.P.A.Consultants have under taken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under WBHIRA, of 26+27+28/1,Foreshore Road,Howrah-711102, situated on the plot No. 193, 206&

Of Howrah Division Pin-711102, ad measuring 5281 sq.mts the area being developed by the Bengal GHG Nirman Pvt.Ltd the promote




53, JUSTICE CHANDRA MADHAV ROAD, KOLKATA - 700 020 ● PHONE NO. - 24864474
34, RAMMOHAN DUTTA ROAD, KOLKATA ● PHONE NO.- 24757614 ● FAX - 24855448

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Following technical professionals are appointed by Owner/Promoter:—

M/S. S.P.A. Consultants as Structural Consultant2. 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 assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

1. We estimate the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 45,32,88,000 (Total of Table A and B). The estimated Total Cost of the project is regarding the Civil, MEP and allied works required to be completed to obtain occupation certificate/completion certificate for the building(s) from the H.M.C being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
2. The Estimated Cost Incurred till date is calculated at Rs. 41,18,71,736(Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of the amount of Total Estimated Cost.
3. 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 Howrah Municipal Corporation(H.M.C) is estimated at Rs. 4,14,16,264(Total of Table A and B).
4. 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 Number 26+27+28/1, Foreshore Road, Howrah-711102.

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

Sr.No	Particulars	Amounts
(1)	(2)	(3)
1	Total Estimated cost of the building/wing as on 31/12/2020 date of Registration is	Rs.37,43,74,000
2	Cost incurred as on 31/12/2020 (based on the Estimated cost)	Rs.33,84,11,652
3	Work done in Percentage (as Percentage of the estimated cost)	90.39 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.3,59,62,348
5	Cost Incurred on Additional/ Extra Item as on 31/12/2020 not included in the Estimated Cost (Annexure A)	N/A



[Handwritten Signature]

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TABLE B

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

Sr.No	Particulars	Amounts
(1)	(2)	(3)

1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the Layout as on 31/12/2020 date of Registration is	Rs. 7,89,14,000
2	Cost incurred as on 31/12/2020 (based on the Estimated cost).	Rs. 7,34,60,082
3	Work done in Percentage (as Percentage of the estimated cost).	93 %
4	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. 54,53,918
5	Cost Incurred on Additional /Extra Items as on not included in the Estimated Cost (Annexure A).	N/A

SANJIV J. PAREKH
B. E. (STRUCT.), M.E. (CONST. ENG.),
B. C. E., F. E. (F-018202-4)
E. S. E. NO. 104 (1) K. M. C.


Your Faithfully,
Signature of Engineer.
(Licence No.....)

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The scope of work is to complete the entire Real Estate Project as per drawings approved from time to time to obtain the Occupation Certificate/ Completion Certificate.

The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

As this is an estimated cost, any deviation in quantity required for the development of the Real Estate Project will result in an amendment of the cost incurred/ to be incurred.

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)




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