

Adroit Consultant

Specialist in Structure & Infrastructure

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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 Developmentof Southwinds Project LLP for

Construction of 1 (One) building(s)/ 0 Wing(s) of the 4th Phase, Block-10 (WBHIRARegistration 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)) Phase-III & Village Road to the North Block-08 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) PIN700148 Admeasuring 8134 sq.mts. Area being developed by M/s. SOUTHWINDS PROJECT LLP.

Ref :WBHIRA RegistrationNumber--HIRA/P/SOU/2019/000453 Sir,

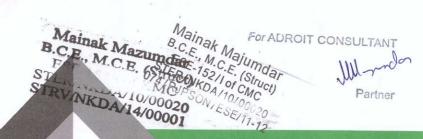
I/We<u>M/s Adroit Consultant</u>haveundertakenassignmentofcertifyingEstimatedCostfortheSubject Real Estate Project proposed to be registered under WBHIRA,

Being $\underline{1(One)}$ Building(s)/ $\underline{0(Zero)}$ Wing(s) of the $\underline{4}^{th}$ Phase situated on the plotbearing 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
 $\underline{Manikpur}$ Taluka
 $\underline{Sonarpur}$ District
 $\underline{24}$

PGS(S)PIN700148 admeasuring 8134 sq.mts. area being developed by M/s. SOUTHWINDS PROJECT LLP.

- 1. Following technical professionals are appointed by Owner/Promoter:
 - (i) M/sAgrawal&Agrawalas L.S. / Architect;
 - (ii) M/sAdroit Consultantas StructuralConsultant
 - (iii) M/sUnique Engineeringas PHE Consultant
 - (iv) Mr. Somdatta Mondalas Quantity Surveyor*
- 2. Wehaveestimated 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 ascalculated by Mr. Som datta 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.



- 3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. 64,82,46,318/-(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. <u>23,86,39,286/-(Total of Table A and B)_.</u>
 The amount of Estimated Cost Incurred is calculated on the base of amount of Total EstimatedCost.
- 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 Certificatefrom Rajpur Sonarpur Municipality(planning Authority) is estimated at Rs40,96,07,032/-(Total of Table A andB).
- 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 a sgiven in Table A and B below:

TABLE A Building /Wing bearing Number – Block-6or calledPhase-III (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 16/08/2019 date of Registrationis	Rs.39,34,09,739/-
2	Cost incurred ason 30092019 (based on the Estimated cost)	Rs.8,11,28,983/-
3	Work done in Percentage (as Percentage of the estimated cost)	<u>20.62 %</u>
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.31,22,80,756/-
5	Cost Incurred on Additional /Extra Items ason <u>30092019</u> not included inthe Estimated Cost (Annexure A)	Rs.9,37,79,742/-

$\label{eq:table B} \text{TABLE B}$ (to be prepared for the entire registered phase of the Real Estate Project)}

Sr. No. (1)	Particulars (2)	Amount (3)	S
1	TotalEstimatedcostoftheInternalandExternal Development Works including amenities and Facilities in the layout as on 05/11/2018 date of Registration is	Rs. <u>64,82,46</u>	,318/-

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