

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date 04-09-19

To,
M/s. D'ZIRE
20/2B, Abanindra Nath Thakur Sarani,
Kolkata - 700016

Subject: Certificate of Percentage of Completion of Construction Work at " NEW MANDIRA HOUSING PROJECT consisting of 2 (Two) No. of Building(s)/ Block - A , & BLOCK - B phase of the Project WBHIRA Registration Number] situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 13A, Chetla Road, P.S. Chetla, Kolkata – 700027 demarcated by its boundaries (latitude and longitude of the end points) LATITUDE 22°30'50" N & LONG 88°20'30"E to the North LAT 22°30'49"N & LONG 88°20'21"E to the South LAT 22°30'50"N & LONG 88°20'22"E to the East LAT 22°30'49"N & 88°20'21"E to the District KOLKATA, PIN : 700027 admeasuring 818.404 sq.mts. area being developed by M/s. D'zire

Sir,

I/ We SUMIT KUMAR SEAL have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 2 (Two) Building(s) , Being " A" BLOCK & "B" BLOCK of the NEW MANDIRA HOUSING Project, situated on the plot No. 13A, Chetla Road, District Kolkata, PIN 700027 admeasuring 818.404 sq.mts. area being developed by M/S. D'ZIRE

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

- (i) M/s/Shri/Smt. SUMIT KUMAR SEAL as L.S. / Architect ;
- (ii) M/s /Shri / Smt. S.B. BHATTACHARYA as Structural Consultant
- (iii) M/s /Shri / Smt. RAHAMAN & ASSOCIATES as MEP Consultant
- (iv) M/s /Shri / Smt. MD. IRAFANUZZAMNA as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number _____ under WBHIRA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE-A

1ST Buildings / BLOCK - A (to be prepared separately for each Building /Wing of the Project)

| Sr. No. (1) | Tasks /Activity (2) | Percentage of work done (3) |
|----------------|---|---|
| 1 | Excavation | 100% |
| 2 | _____ number of Basement(s) and Plinth | NIL |
| NIL | _____ number of Podiums | NIL |
| 4 | Stilt Floor | 100% |
| 5 | 28 number of Slabs of Super Structure | 100% |
| 6 | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises. | Internal Wall & Plaster : 100% Flooring within Flats : NIL Doors : 30% Windows : NIL |
| 7 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. | Sanitary Fittings : NIL Electrical Fittings : 30% |
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | Staircase, Lift walls and Lobbies at each floor level connecting Staircase & Lifts : 100% Overhead Tank and underground water : 80% |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | External Plumbing & Plaster : 100% Elevation : 100% Completion of terrace with water proofing : 80% |
| 10 | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate. | Lifts : 30% Water Pump : NIL Fire Fighting Equipment : NIL Electrical Fittings : NIL Mechanical Equipment : N/A Compliance to environment : N/A Finishing to entrance & lobbys: NIL Paving f areas: NIL Compound wall : 50% |

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

| S. No. (1) | Common areas, Facilities and Amenities (2) | Proposed (Yes/No) (3) | Percentage of Work done (4) | Details (5) |
|---------------|---|---|--------------------------------------|--|
| 1 | Internal Roads & Footpaths. | NIL | NIL | Internal Roads : NIL Footpath : NIL Common Space will paved by tiles by promoters volantly |
| 2 | Water Supply | KMC | 30% | KMC connection has taken |
| 3 | Sewerage (chamber, lines, Septic Tank, STP). | Sewerage (chamber, lines will be connected with High Drain facility of KMC | NIL | |
| 4 | Storm Water Drains | NIL | NIL | |
| 5 | Landscaping & Tree Planting. | NIL | NIL | Landscaping & Tree planting will done by Promoter voluntarily |
| 6 | Street Lighting | NIL | NIL | Street lighting if any will done by promoter voluntarily |
| 7 | Community Buildings | NIL | NIL | NIL |
| 8 | Treatment and disposal of sewage and sullage water. | NIL | NIL | |
| 9 | Solid Waste management & Disposal. | NIL | NIL | |
| 10 | Water conservation, Rain water harvesting. | NIL | NIL | |
| 11 | Energy management | NIL | NIL | |
| 12 | Fire protection and fire safety requirements | 1(One) water reservoir tank for fire Protection | 80% | |
| 13 | Electrical meter room, sub-station, receiving station. | Electrical Meter room as per standard norms | 20% | CESC connection has taken by promoter |
| 14 | Others (Option to Add more). | NIL | NIL | |

Yours Faithfully,



(SUMIT KUMAR SEAL)

Signature & Name (IN BLOCK LETTERS) of Architect
(License No. LBS, CLASS, No. 100)


TABLE-A

2nd Buildings / BLOCK - B (to be prepared separately for each Building /Wing of the Project)

| Sr. No. (1) | Tasks /Activity (2) | Percentage of work done (3) |
|----------------|---|---|
| 1 | Excavation | 100% |
| 2 | _____ number of Basement(s) and Plinth | NIL |
| NIL | _____ number of Podiums | NIL |
| 4 | Stilt Floor | 100% |
| 5 | 26 number of Slabs of Super Structure | 100% |
| 6 | Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises. | Internal Wall & Plaster : 100% Flooring within Flats : NIL Doors :30% Windows : NIL |
| 7 | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises. | Sanitary Fittings : 50% Electrical Fittings : 30% |
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. | Staircase, Lift walls and Lobbies at each floor level connecting Staircase & Lifts : 100% Overhead Tank and underground water : 90% |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing. | External Plumbing &Plaster : 100% Elevation : 100% Completion of terrace with water proofing : 80% |
| 10 | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation / Completion Certificate. | Lifts : 30% Water Pump : NIL Fire Fighting Equipment : NIL Electrical Fittings : NIL Mechanical Equipment : N/A Compliance to environment : N/A Finishing to entrance & lobbys: NIL Paving f areas: NIL Compound wall : 50% |

TABLE-B
Internal and External Development Works in respect of the entire Registered Phase.

| S. No. (1) | Common areas, Facilities and Amenities (2) | Proposed (Yes/No) (3) | Percentage of Work done (4) | Details (5) |
|---------------|---|---|--------------------------------------|--|
| 1 | Internal Roads & Footpaths. | NIL | NIL | Internal Roads : NIL Footpath : NIL Common Space will paved by tiles by promoters volantly |
| 2 | Water Supply | KMC | 30% | KMC connection has taken |
| 3 | Sewerage (chamber, lines, Septic Tank, STP). | Sewerage (chamber, lines will be connected with High Drain facility of KMC | NIL | |
| 4 | Storm Water Drains | NIL | NIL | |
| 5 | Landscaping & Tree Planting. | NIL | NIL | Landscaping & Tree planting will done by Promoter voluntarily |
| 6 | Street Lighting | NIL | NIL | Street lighting if any will done by promoter voluntarily |
| 7 | Community Buildings | NIL | NIL | NIL |
| 8 | Treatment and disposal of sewage and sullage water. | NIL | NIL | |
| 9 | Solid Waste management & Disposal. | NIL | NIL | |
| 10 | Water conservation, Rain water harvesting. | NIL | NIL | |
| 11 | Energy management | NIL | NIL | |
| 12 | Fire protection and fire safety requirements | 1(One) water reservoir tank for fire Protection | 80% | |
| 13 | Electrical meter room, sub-station, receiving station. | Electrical Meter room as per standard norms | 20% | CESC connection has taken by promoter |
| 14 | Others (Option to Add more). | NIL | NIL | |

Yours Faithfully,


Sumit K. Seal

(SUMIT KUMAR SEAL Class-I, No. 1069)

Signature & Name (IN BLOCK LETTERS) of LBS Architect
(License No. LBS , CLASS - I, No.1069)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account- Project wise)

Date: 04-09-19

M/s. D'ZIRE
20/2B, Abanindra Nath Thakur Sarani,
Kolkata - 700016

Subject: Certificate of Percentage of Completion of Construction Work at "NEW MANDIRA HOUSING PROJECT consisting of 2 (Two) No. of Building(s)/ Block - A , & BLOCK - B phase of the Project WBHIRA Registration Number] situated on the Plot bearing C.N. No./CTS No./Survey No./ Final Plot No. 13A, Chetla Road, P.S. Chetla, Kolkata - 700027 demarcated by its boundaries (latitude and longitude of the endpoints) LATITUDE 22°30'50" N & LONG 88°20'30"E to the North LAT 22°30'49"N & LONG 88°20'21"E to the South LAT 22°30'50"N & LONG 88°20'22"E to the East LAT 22°30'49"N & 88°20'21"E to the District KOLKATA, PIN : 700027 admeasuring 818.404 sq.mts. area being developed by M/s. D'zire

Ref: WBHIRA Registration Number _____

Sir,

I S K Chakravarty ave undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the 2(Two) Building(s) , being " A" BLOCK & "B" BLOCK of the NEW MANDIRA HOUSING PROJECT , situated on the plot No. 13A, Chetla Road, District Kolkata, PIN 700027 admeasuring 818.404 sq.mts. area being developed by M/S. D'ZIRE

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

- i) M/s/Shri/Smt. SUMIT KUMAR SEAL as L.B.S / Architect ;
- (ii) M/s /Shri / Smt. S.B. BHATTACHARYA as Structural Consultant
- (iii) M/s /Shri / Smt. RAHAMAN & ASSOCIATES as MEP Consultant
- (iv) M/s /Shri / Smt. MD. IRAFANUZZAMNA as Site Supervisor
- (v) Mr. S. K.Chakravarty as Registered Valuer

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. Pranab Kumar Pal 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. 189,54,000/- (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 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. 105,86,000/- (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 Kolkata Municipal Corporation (planning Authority) is estimated at Rs. 83,68,000/- (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

1st Building /Wing bearing Number "A" or called Block "A"
(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 date of Registration is 26/08/2019 | Rs. 102,84,000 |
| 2 | Cost incurred as on 26/08/2019 (based on the Estimated cost) | Rs. 56,00,000/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 54% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 46,84,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on 26/08/2019 not included in the Estimated Cost (Annexure A) | Rs. NIL |

TABLE A

2nd Building /Wing bearing Number "B" or called Block "B"
(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 28/08/2019 date of Registration is | Rs. 86,70,000/- |
| 2 | Cost incurred as on 28/08/2019 (based on the Estimated cost) | Rs. 49,86,000/- |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 58% |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | Rs. 36,84,000/- |
| 5 | Cost Incurred on Additional /Extra Items as on 28/08/2019 not included in the Estimated Cost (Annexure A) | Rs. NIL |

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

| Sr. No. | Particulars | Amounts |
|---------|---|------------------|
| 1. | Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 28/08/2019 date of Registration is | Rs. 189,54,000/- |
| 2. | Cost incurred as on 28/08/2019 (based on the Estimated cost). | Rs. 105,86,000/- |
| 3. | Work done in Percentage (as Percentage of the estimated cost). | 56 % |
| 4. | Balance Cost to be Incurred (Based on Estimated Cost). | Rs. 83,68,000/- |
| 5. | Cost Incurred on Additional /Extra Items as on 28/08/2019 not included in the Estimated Cost (Annexure A). | Rs. NIL |

Yours Faithfully,

Sant Kumar Chakravarty
(S.K. CHAKRAVARTY)
REGISTERED VALUER

S. K. Chakravarty
Chartered Engineer (I) M-023034-5
Structural Engineer ESE-11/261 (K.M.C.)
Fellow Institution of Valuers F 18575
Govt. Regd. Valuer V/126/CAT-I/2012-13

*** Note :**

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 labour, 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.

Date: 05/09/2019

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project WBHIRA Application Number: **NPR-00883**
Project Name: **New Mandira Housing Project**

| Sr. No. | Particulars | Amount (Rs.) | |
|-----------|--|--------------|----------|
| | | Estimated | Incurred |
| 1 | | | |
| i. | Land Cost - JV Project | | |
| a. | Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. | - | - |
| b. | Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. | - | - |
| c. | Acquisition cost of TDR (if any) | - | - |
| d. | Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc . | | |
| | SUB-TOTAL OF LAND COST | - | - |

| | | | |
|--------------|---|--------------------|--------------------|
| ii. | Development Cost/ Cost of Construction : | | |
| a. | (i) Estimated Cost of Construction as certified by Engineer. | 1,89,54,000 | |
| | (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA. | | 1,05,86,000 |
| Note: | (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered). | | |
| | (iii) Administrative Cost for development of entire project excluding cost of construction as per (i) or (ii) above. | 11,00,000 | 6,70,000 |
| b. | Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; | 9,50,000 | - |
| | SUB-TOTAL OF DEVELOPMENT COST | 2,10,04,000 | 1,12,56,000 |



| | | | |
|---|--|-------------|-------------|
| 2 | Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column. | 2,10,04,000 | |
| 3 | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. | | 1,12,56,000 |
| 4 | % completion of Construction Work % (as per Project Architect's Certificate) | | 55.85% |
| 5 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %) | | 53.59% |
| 6 | Amount Which can be withdrawn from the Designated Account. | | 1,12,56,000 |
| | Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5) | | |
| 7 | Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. | | - |
| 8 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | | 1,12,56,000 |

This certificate is being issued for WBHIRA Registration for the partnership firm **M/s D-Zire** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully,
For **G. K. Lodha & Co.**
Chartered Accountants

Gopal Krishna Lodha

CA Gopal Krishna Lodha

M. No.: 415671

FRN: 329866E

UDIN: 19415671AAAAAK4579

