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**GOPAL CH. BISWAS** (Civil Engineer)

OFFICE ADDRESS:51, VIDYASAGAR ROAD KOLKATA-700065

PLANNER, DESINR, & ESTIMATOR

Ref:- .....

Date: 15-03-21

### ENGINEER'S CERTIFICATE

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

To

The S&N Group.733 p. s road Dum Dum,

Subject: Certificate of Cost Incurred for Development of Nilkhant Apartment for Construction of One Appart G+3 store Residential/Three Wing(s) of the One Phase (WBHIRA Registration Number/ WBHIRA NPR.Number) situated on the Plot bearing Plot no 151 Vivekanand pally demarcated by its boundaries khal to the North, 10 ft wide common passage to the South, house of R.G Sarkar to the East, house of late Kala chand Das to the West of Division South Dum dum town B sub-division Barakpur District North 24 Parganas Pin-700065 admeasuring 468.23 sq.mts. area being developed by **S&N Group** WBHIRA Registration Number \_\_\_\_\_

Sir, I/We Gopal Biswas have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under WBHIRA, being G+3 Residential /Three Wings of the one Phase situated on the plot bearing R.S. No. /L.R. No./Survey no./Final Plot no/Premises No.151 of Division Dum dumb town Barakpur sub-division District North 24 parganas Pin 700065 admeasuring 468.23sq.mts. Area being developed by S&N Group.

1. Following technical professionals are appointed by Owner/Promoter :-
  - (i) Shri Gopal Biswas as L.S./Architect;
  - (ii) Shri Tark Banerjee as Structural Consultant
  - (iii) M/s/Shri/Smt \_\_\_\_\_ as MEP Consultant
  - (iv) M/s/Shri/Smt \_\_\_\_\_ as Quantity Surveyor\*
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 Gopal Biswas 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. 20,16,50,000/-. 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 South Dum dum 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.83,86,560/-. 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 \_\_\_\_\_ (Planning Authority) is estimated at Rs.1,25,79,840/-.
6. I certify that the Cost of the Civil, MEP and allied works 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 151 or called Nilkhant Apartment (to be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on	Rs. 2,09,66,400/-
2.	_____ date of Registration is Cost incurred as on _____ (based on the Estimated cost)	Rs. 3,00,000/-
3.	Work done in Percentage ( as Percentage of the estimated cost)	Rs.83,86,560/-
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,25,79,840/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs.2,50,000/-



**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 _____ date of Registration is,	Rs. 2,09,66400/-
2.	Cost incurred as on _____ (based on the Estimated cost)	Rs. 83,86,560/-
3.	Work done in Percentage (as Percentage of the estimated cost)	Rs. 40 %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,25,79,840/-
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. 16,50,000/-



Yours faithfully

**GOPAL CH. BISWAS**

*Licensed Building Surveyer*

S.D.D.M. Class-II

Lic No.: S.D.D.M./25/20-21

Signature

**GOPAL CH. BISWAS**

Name (in block letters) of Engineer

(Licence No. S.D.D.M./25/2020-21)

- Note 1. The scope of work is to complete entire Real Estate Project as per drawing 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.

### Annexure A

List of Extra/Additional Items executed with cost ( which were not part of the original Estimate of Total Cost,)

1. Rent of land lord – 35000*30 moth	= 10,50,000/-
2. Local Donation	= 3,00,000/-
Chanda and puja	
CFC – (Social welfare)	
3. Stamp duty & Registration	=2,00,000/-
4. Supervision charges	=1,00,000/-