

DHIMAN BHATTACHARJEE

Empanelled Structural Engineer
E.S.E. NO. - 212, Class- I
Kolkata Municipal Corporation

ENGINEER'S CERTIFICATE

Date : 28/03/2025

To

M/s. K K Developers

Diamond Arcade, 6th Floor, Unit 607

68 (1/72 CAL), Jessore Road,

Kolkata - 700 055

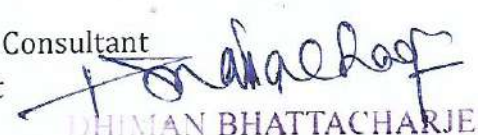
Subject : Certificate of Cost Incurred for Development of 1 (one) No. of Building of the Project "Radhya Prakash" vide RERA Registration No. WBRERA-P-KOL-2024-001144 situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas demarcated by its boundaries (latitude and longitude of the end points) ___ to the North ___ to the South ___ to the East ___ to the West, admeasuring 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less area being developed by M/s. K K Developers.

Sir,

I/We _____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under WBHIRA, being 1 (one) No. of Building of the Project "Radhya Prakash" vide RERA Registration No. WBRERA-P-KOL-2024-001144 situated at Premises No. 194/1, Bangur Avenue, Block - B, Kolkata - 700055, Holding No. 1500, Bangur Avenue, Block - B, Police Station - Lake Town, in Mouza - Shyamnagar, J.L. No. 32/20, Re.Sa. No. 180, Touzi No. 228 and 229, comprised in C.S./R.S. Dag No. 1305/1328 under C.S./R.S. Khatian No. 834, in Ward No. 29, within the jurisdiction of the South Dum Dum Municipality, within the jurisdiction of Additional District Sub-Registrar Bidghannagar, Salt Lake City, in the District of North-24-Parganas admeasuring 03 (three) Cottahs 06 (six) Chittaks 29 (twenty nine) Square feet be the same a little more or less area being developed by M/s. K K Developers.

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

- (i) M/s/Shri/Smt Dhrubojoyti Saha as L.S. / Architect ;
- (ii) M/s /Shri / Smt Dhiman Bhattacharjee as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant


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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 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.

3. We estimate the Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs. 2,94,00,000/-** (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 from the South Dum Dum Municipality (SDDM) being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at **Rs. 1,38,59,296/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of the 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 South Dum Dum Municipality (SDDM) is estimated at **Rs. 1,55,40,704/-** (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:


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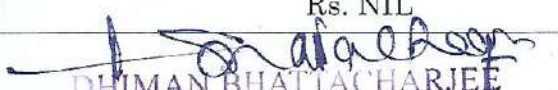
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TABLE A
Building called "RADHYA PRAKASH"

Sr. No (1)	Particulars (2)	Amounts (3)
1	Total Estimated cost of the building as on 04.03.2024 - Date of Registration is	Rs. 2,94,00,000/-
2	Cost incurred as on 18.02.2025 (based on the Estimated cost)	Rs. 1,38,59,296/-
3	Work done in Percentage (as Percentage of the estimated cost)	47.14 %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. 1,55,40,704/-
5	Cost Incurred on Additional /Extra Items as on 27.03.2025 not included in the Estimated Cost (Annexure A)	Rs. NIL

TABLE B

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 04.03.2024 - Date of Registration is	Rs. NIL
2	Cost incurred as on 18.02.2025 (based on the Estimated cost)	Rs. NIL
3	Work done in Percentage (as Percentage of the estimated cost)	NA %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. NIL
5	Cost Incurred on Additional /Extra Items as on 27.03.2025 not included in the Estimated Cost (Annexure A)	Rs. NIL


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Yours Faithfully,

Name of the Engineer (IN BLOCK LETTERS)
(LicenseNo. _____)

Note :

1. 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.
2. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
3. 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.
4. 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)

NIL


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