

DHIMAN BHATTACHARJEE

Empanelled Structural Engineer

E.S.E. NO. - 212, Class- I

Kolkata Municipal Corporation

Date: 30.06.2025

To
Gokul Realcon,
18, Bidyut Chakra Pathagar Road,
Kolkata - 700030,

Subject: Certificate of cost Incurred for Development of "EMERALD TOWER" [WBRERA Registration Number: - WBRERA/P/NOR/2024/001291] situated on the Premises No. 230, Bangur Avenue Block-B, Kolkata - 700055, P.S - Laketown, Under South Dum Dum Municipality, Ward No. 29, Dist - North 24 Parganas, West Bengal., being developed by Gokul Realcon.

Sir,

I, Dhiman Bhattacharjee have undertaken assignment of certifying Estimated cost for the subject Real Estate Project "EMERALD TOWER" [WBRERA Registration Number:- WBRERA/P/NOR/2024/001291] situated on the Premises No. 230, Bangur Avenue Block-B, Kolkata - 700055, P.S - Laketown, Under South Dum Dum Municipality, Ward No. 29, Dist - North 24 Parganas, West Bengal., being developed by Gokul Realcon.

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

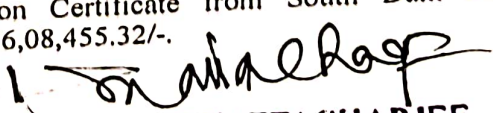
- (i) Dhrubojyoti Saha as Architect
- (ii) Dhiman Bhattacharjee as Structural Engineer

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 calculation is 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 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 the completion of the building(s) of the aforesaid project under reference as Rs. 10,00,00,000.00/-. 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 i.e. 30.06.2025 is calculated at Rs. 7,23,91,544.68/- The amount of estimated Cost Incurred is calculated on the base of amount of Total Estimated cost.

5. The Balance cost 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 (Planning Authority) is estimated at Rs.2,76,08,455.32/-.


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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 below:

Table A

Building/ Wing bearing Number 1

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing	10,00,00,000.00
2.	Cost incurred as on 30.06.2025	7,23,91,544.68
3.	Work done in Percentage (based on Percentage of the estimated cost)	72.39%
4.	Balance Cost to be Incurred (Based on Estimated Cost)	2,76,08,455.32
5.	Cost Incurred on Additional/ Extra Items as on 00.00.2024 not included in the estimated cost (Annexure A)	NIL

Yours
Faithfully


DHIMAN BHATTACHARJEE
Empanelled Structural Engineer
E.S.E. No:-212, Class:I.
Kolkata Municipal Corporation

(Dhiman Bhattacharjee)
License No- 212, Class:I, KMC

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. 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 development of the Real estate Project will result in amendment of work with specifications are indicative and not exhaustive.
4. All components of work with specifications are indicative and not exclusive.