

THE PERENNIAL CONSULTANTS

48 C, VASANT VIHAR COLONY, VIJAY NAGAR , INDORE-

Contact number: 94250 54860

Ar. Mrs Alkesh Upadhyay Licence No.- Arch/28/2015-18

ENGINEER'S CERTIFICATE

For registration of the project in RERA, Government of MP.
Certificate of Cost Incurred for Development of LAABHAM RESIDENCY
developed by Firm Pratham Pramukh Projects

Project Details

Address: Khasra 427/Min2, 429, 430, 442 of Village Musakhedi, Tehsil & District Indore.

Project Name: **Laabham Residency Phase 1**
Phase 1: **Block I,J,K,L & respective % of ews/lig as per the number of flats.**
Address: 427/Min2, 429, 430, 442 of Village Musakhedi, Tehsil & District Indore.
Total Land Area: 300497.39 Sq mt (including all phases)
Super BuiltUp Area: 20354.41 Sq Mt
Salable Carpet Area: 11589.91 Sq mt

Details of units:

Type	Number of flats	Carpet Area (in sqm) excluding external walls	Area (in sqm) of exclusive balcony/terrace	Area (in sqm) for fees	Total carpet area
1 BHK	96	32.71	5.5	38.21	3668.16
2 BHK	152	48.3	9.61	57.91	8802.32
EWS	23	27.5	5.9	33.4	768.2
LIG	15	31.71	5.5	37.21	558.15
Total					13796.83
Constructed Development - (Other area / Common areas)					

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Promoter name

Mr. Satya Narayan Mantri
(Partner, Shubham Realty)
121-FB, Scheme No 94,
Indore 16.

+ 6 more partners

&

Mr. Kulbhushan Mittal
10-Gyans Park, Telephone Nagar,
Kanadia Road, Indore MP

+ 9 co owners (same family)

Certificate of Cost Incurred for Development of Shubham Nariman Enclave for Construction of **Laabham Residency Phase 1** situated on 427/Min2, 429, 430, 442 of Village Musakhedi, Tehsil & District Indore.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for real estate mentioned above.

1. Following technical professionals were consulted by me for verification / for certification of the cost.
 - a. Ar.Mrs Alkesh Sharma as Architect.
 - b. Mr. Arjav Upadhyay as Structural Consultant
 - c. Mr. Tarun Lodha as Electrical Consultant
2. The project is NEW& not begun yet. We have estimated the cost of the completion 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 Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by us, and the fair 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 cost for completion of the project under reference as **Rs.17,52,10,400(Rupees seventeen crore fifty two lakh ten thousand four hundred only) (Total of S.No 1 in Table A & B)** including cost of development of common facilities. The estimated total cost of project is with reference to the Civil , MEP and allied works required to be completed for obtaining occupation certificate / completion certificate for the buildings from the concerned competent authority under whose jurisdiction the previously mentioned project is being implemented.
4. I certify that the cost of civil, MEP & allied work for the aforesaid project as incurred on 20th August 2017 is as given in Table A & B below:

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Table A

As there is none of the building have been started , so no separate calculation and estimates.

All Buildings

S.No	PARTICULARS (Total construction 219013 SqFt)	AMOUNT
1	Total estimated cost of the buildings as on 20th August 2017 (date of building permission) from Indore Municipal Corporation (based on original estimated cost) taking Rs.750 / Sq.Ft. * 219013 SqFt	Rs.16,42,59,750.00

Table B

S.No	PARTICULARS	AMOUNT
1	Total estimated cost of the internal & external development works including common amenities and facilities in the layout as on 20th August 2017 (date of building permission) from Indore Municipal Corporation (based on original estimated cost) Taking Rs.50 / SqFt as development cost * 219013 SqFt	Rs. 10950650.00

You Faithfully,



Ar. Mrs Alkesh Upadhyay
Licence No.- Arch/28/2015-18
48 C Basant Vihar Colony
Behind Bombay Hospital
Indore (MP) 452010