



B-002, PramilaSadan, Shree Siddhi Complex, VishweshwarRoad, Next to Hanuman Mandir, Near Udipi Hotel, Goregaon (E), Mumbai – 400063  
Tel : 022-29276430      www.kalakrutiarchitects.com      E-mail - kalakruti.arch@gmail.com

**To,**  
**Arkade Developers Ltd.,**  
**Formerly known as Arkade Developers Pvt. Ltd,**  
**Arkade House, 2<sup>nd</sup> Floor,**  
**Next to Children’s Academy School,**  
**A S Marg, Ashok Nagar,**  
**Kandivali (East),**  
**Mumbai – 400101.**

**Subject:** BMC premium working for Proposed Residential Building on plot bearing C.T.S no 704 of village Nahur, Mulund, Asha Nagar, T ward, Mulund West, Mumbai by M/s. Hercules Hoists Limited. as per concession approved under no. P-10674/2022(704)/T Ward/NAHUR-T/337/1/New.

**Dated:- 05/09/2024**

**This is to certify that the BMC premium for the above said project as per the prevailing policies and the proposed plan is as stated below.**

<b>Sr. No.</b>	<b>Particulars</b>	<b>Issuing Authority</b>	<b>Purpose</b>	<b>Premium in Rs.</b>
1	<b>Scrutiny Fees:</b>	BMC - Building Proposal	BMC Premium	69,89,400/-
2	<b>I.O.D. Deposit:</b>	BMC - Building Proposal	BMC Premium	2,75,300/-
3	<b>Debris Deposit:</b>	BMC - Building Proposal	BMC Premium	45,000/-
4	<b>Development Charges:</b>	BMC - Building Proposal	BMC Premium	7,07,50,200/-
5	<b>Labour Cess</b>	BMC - Building Proposal	BMC Premium	1,82,26,700/-
6	<b>Staircase, Lift, Lift Lobby Premium</b>	BMC - Building Proposal	BMC Premium	9,05,73,800/-
7	<b>Open Space Deficiency Premium</b>	BMC - Building Proposal	BMC Premium	3,95,00,000/-



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8	<b>Premium for additional FSI</b>	BMC - Building Proposal	BMC Premium	12,60,44,700/-
9	<b>Premium for Fungible FSI</b>	BMC - Building Proposal	BMC Premium	21,20,18,800/-
10	<b>Development Cess</b>	BMC - Building Proposal	BMC Premium	2,82,34,100/-
11	<b>Infrastructure Development Charges</b>	BMC - Building Proposal	BMC Premium	1,07,30,400/-
12	<b>Sewerage Tax</b>	BMC – Water Works Dept.	For Sewerage Tax on Total Area	1,71,72,200/-
13	<b>TDR General</b>	Private Party	For Additional Floor Built Up Area	11,76,00,000/-
14	<b>TDR Slum</b>	Private Party	For Additional Floor Built Up Area	4,76,00,000/-
15	<b>CFO NOC</b>	BMC – Fire Dept.	Scrutiny for Project & Fire Service Fee	59,00,000/-
16	<b>Assessment tax</b>	BMC – Assessment Dept.	For Assessment	7,00,00,000/-
17	<b>LUC Charges</b>	BMC – Assessment Dept.	For Assessment	8,00,00,000/-
<b>Total BMC Premium</b>				<b>94,16,60,000/-</b>

Thanking You,

Yours faithfully,  
 Ar. Mrugesh Panchal  
 (CA/2006/37771)  
 Kalakruti Architect & Planners.

Enclosed Herewith – Calculation sheet for BMC Premiums.



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This certificate is issued for the purpose of the Issue, and can be used, in full or part, for inclusion in the Issue Documents. We hereby consent to the aforementioned details being included in the Issue Documents and consent to the submission of this certificate as may be necessary, to the Securities and Exchange Board of India, any regulatory / statutory authority, stock exchange where the Equity Shares are proposed to be listed, Registrar of Companies, Mumbai, Maharashtra or any other authority as may be required and/or for the records to be maintained by the BRLM in connection with the Issue and in accordance with applicable law, and for the purpose of any defense the BRLM may wish to advance in any claim or proceeding in connection with the contents of the Issue documents.

I confirm that the information herein above is true, complete, accurate, not misleading and does not contain any untrue statement of a material fact nor omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading. This certificate can be relied on by the Company, the BRLM and the Legal Counsel in relation to the Issue.

I undertake to update you in writing of any changes in the abovementioned position until the date the Equity Shares issued pursuant to the Issue commence trading on the Stock Exchanges. In the absence of any communication from us till the Equity Shares commence trading on the Stock Exchanges, you may assume that there is no change in respect of the matters covered in this certificate.

All capitalized terms used but not defined herein shall have the meaning assigned to them in the Issue Documents