

MUKHERJEE, SANYAL, SAMANTA & CO.

CHARTERED ACCOUNTANTS

6B, BENTINCK STREET, ALOKA HOUSE, 1St. Floor, KOLKATA-700 001

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Ref. No.....

Date..16.12.2024.....

—: SPANDAN MELODY.—
2/2A SELIMPUR ROAD.
KOLKATA-700031.

CERTIFICATE

This is to certify that we have examined the Books of Accounts of WI Spandan Projects Pvt. Ltd., of 7/1A, Hazra Road, Edcons Chamber, P.O.- Kalighat, P.S.-Bhawanipur, Kolkata - 700026 having PAN No.- AABCW4190P. As per our examination of Books and records and information provided to us, we certify the figures in the annexed schedules on 10.09.2023

Place : Kolkata

Date :11.12.2023

UDIN : 22013905AKOFTE1433

A. Chatterjee



SL.NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED INCURRED
1) LAND COST		
A	Acquisition Cost of Land or Development Rights, Lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	NA
B	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	NA
C	Acquisition cost of TRD (if any)	NA
D	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp, transfer charges, registration fees etc.	NA
E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA

SL.NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED INCURRED
F.	Under Rehabilitation Scheme :	
i.	Estimated construction cost or rehab building including site development and infrastructure for the same as certified b	NA
ii.	Actual Cost of construction of rehab building including as per the books of accounts as verified by the CA Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NA
iii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost	NA
iv	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NA
v.	Sub - Total of Land Cost	NA

TABLE B - DEVELOPMENT COST / COST OF CONSTRUCTION

SL. NO.	DEVELOPMENT COST/COST OF CONSTRUCTION	ESTIMATED COST	COST INCURRED TILL DATE
1.	Estimated cost as certified by the Engineer	21500000.00	19300000.00
2.	Actual cost of construction incurred as per books of account till date	19000000.00	18600000.00
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	NA	NA
4.	Payment of taxes cess etc.	NA	NA
5.	Interest Payable to financial institutions	NA	NA
6.	Total Project cost	NA	NA
7.	Proportion of land cost and construction cost to total estimated cost	21500000.00	2900000.00
8.	Amount which can be withdrawn	+-	19300000.00
9.	Less amount withdrawn from bank till date	-	2300000
10.	Net Amount that can be withdrawn from bank	-	17000000.00