



Y. K. Purohit & Associates
CHARTERED ACCOUNTANTS

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NARAYANI BUILDING
27, Brabourne Road
(Biplabi Trailokya Maharaja Road)
9th Floor, Wings - B
Kolkata - 700 001

C.A. CERTIFICATE FOR BALAJI PEARL

SL NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED. INCURRED
I) 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	3 Cr
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 TDR (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 duty, transfer charges, registration fees etc	
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	NA
ii.	Actual Cost of construction of rehab building incurred 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	



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	9 Cr	Rs. 8.11 Cr approx
2.	Actual cost of construction incurred as per books of account till date	SAME AS ABOVE	SAME AS ABOVE
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	9.07 Cr approx	
4.	Payment of taxes Cess etc	As per Actual	As per Actual
5.	Interest payable to financial institutions	NONE	NONE
6.	Total Project Cost	9 Cr	Rs. 8.11 Cr approx
7.	Proportion of land cost and construction cost to total estimated cost	Land Cost - 1/3 = 3 Cr Construction Cost - 2/3 = 6 Cr Estimated Cost = 9 Cr	Construction Cost = 5.40 Cr
8.	Amount which can be withdrawn	1,22,28,507/-	NA
9.	Less amount withdrawn from bank till date	1,22,28,507/-	NA
10.	Net amount that can be withdrawn from bank	NIL	NA

Regards

For Y.K. PUROHIT & ASSOCIATES

Chartered Accountants

Y.K. Purohit

(YUGAL KISHOR PUROHIT)

Proprietor

M.NO.-305967

Firm Reg No.328310E

Udin: 25305967BMHYYJ4332

Place: Kolkata

Date: 03/01/2025

