



**CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

I have been approached and engaged by M/s Krisvam Developers LLP (Developers) having GST No: 19ABAFK3465A1ZM & PAN No: ABAFK3465A, Regd. Office at 1 Swami Vivekananda Road, Jessore Road, Kolkata-700074 to provide Certificate [Form 3] for the compliance under RERA for the amounts as on 30<sup>th</sup> September, 2024 in respect of its project Krisvam Elite situated at 997/1, Jessore Road, Near China Mandir, Barat, Kolkata-700055 for the purpose of providing this report to the Banks, Financial Institutions and the Government Department.

It is our responsibility to report on the Statement based on our examination of the matters in the Statement with reference to the books of account and other records of the firm up to 30<sup>th</sup> September, 2024.

We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Based on our examination, as above, and the information and explanations given to us, we report that the Statement is in agreement with the books of account and other records of the Firm as produced to us for our examination.

Yours Faithfully,

**AR Agarwal & Associates**  
Chartered Accountants  
FRN: - 326898E

CA Ajay Kumar Agarwal  
(Partner)  
Membership No: 067703  
UDIN: 25067703BMLHSF1892  
Date: 08/01/2025



FORM-3  
[see Regulation 3]

**CHARTERED ACCOUNTANT'S CERTIFICATE**

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

PROJECT NAME: **KRISVAM ELITE**

PROJECT LOCATION: **997/1, Jessore Road, Near China Mandir, Barat, Kolkata-700055**

PROMOTER: **KRISVAM DEVELOPERS LLP**

Real Estate Project WBRERA Registration Number:  
**WBRERA/P/NOR/2024/0020140**

SL NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED.	AMOUNT (RS.) INCURRED till 30-09-2024
<b>I) LAND COST</b>			
A.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	N.A.	N.A.
B.	Amount of Premium payable to obtain development rights, Sanction, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	59,88,701	59,88,701
C.	Acquisition cost of TDR (if any)	N.A.	N.A.



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.	1,35,026	1,35,026
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N.A.	N.A.
<b>F. Under Rehabilitation Scheme:</b>			
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by	N.A.	N.A.
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)	N.A.	N.A.
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	N.A.	N.A.
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	N.A.	N.A.
v.	<b>Sub - Total of Land Cost</b>	<b>61,23,727</b>	<b>61,23,727</b>



**TABLE B – DEVELOPMENT COST /COST OF CONSTRUCTION**

SL. NO.	DEVELOPMENT COST / COST OF CONSTRUCTION	ESTIMATED COST	COST (RS.) INCURRED till 30-09-2024
1.	Estimated cost as certified by the Engineer	5,57,00,000	76,00,000
2.	Actual cost of construction incurred as per books of account till date	N.A.	32,54,071
	Note: ( For Adding to total cost of construction incurred, Minimum of 1 or 2 is to be considered)		32,54,071
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	1,02,13,000	4,01,286
4.	Payment of taxes, Cess etc.	1,65,000	18,630
5.	Interest payable to financial Institutions	-	-
6.	Sub - Total of Development Cost	6,60,78,000	36,73,987
7.	Total Project Cost	7,22,01,727	97,97,714
8.	% completion of Construction Work % (as per Project Architect's Certificate)	Please Refer Architect's Certificate in Form No. 1	
9.	Proportion of land cost and construction cost to total estimated cost		13.57%
10.	Amount which can be withdrawn		97,97,714
11.	Less amount withdrawn from bank till date of this certificate as per books of accounts and bank statement out of Customers Collection		8,02,856



12.	Net amount that can be withdrawn from the Designated Bank Account out of the Collections from the Customers under this certificate	89,94,858
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Note:

1. As per details made available to us, M/s Krisvam Developers LLP has only one bank account with Kotak Mahindra Bank being Account No: 7000110920 and all the transactions of Receipts and Payments are done from this Bank Account.

This certificate is being issued for RERA compliance for Krisvam Developers LLP and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully,

**AR Agarwal & Associates**  
Chartered Accountants  
FRN: - 326898E

CA Ajay Kumar Agarwal  
(Partner)  
Membership No: 067703  
UDIN: 25067703BMLHSF1892  
Date: 08/01/2025