



ROY CHOWDHURY & MOITRA
CHARTERED ACCOUNTANTS

C.A. CERTIFICATE AS ON 30.12.2024

RERA Registration Number: WBRERA/P/NOR/2024/002228

PROJECT ID: WBRERA/NPR-000555

PROJECT NAME: ANJWAINEE

Address: 105(68/1) M.B. Road P.S Nimta Kolkata 700051

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	1,11,55,000.00
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.	N/A
C.	Acquisition cost of TDR (if any)	
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	N/A
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N/A
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	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
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

Place: Kolkata
Dated: 17-01-2025



Chiranjib Das

Name CHIRANJIB DAS
Membership Number: 309307
FRN No: 304134E
UDIN: 25309307BMIPLI5708

Registered Office Suite A12 14th Floor Chatterjee International Centre 33A JL Nehru Road Kolkata 700071

Branch Offices Kolkata | Arambagh | Patna

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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
v.	Sub – Total of Land Cost	1,11,55,000.00

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 Additional Cost	18,07,00,000.00	
2.	Actual cost of construction incurred as per books of account till date		2,26,13,000.00
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.		91,90,000.00
4.	Payment of taxes Cess etc		
5.	Interest payable to financial institutions		1,42,000.00
6.	Total Project Cost	18,07,00,000.00	4,31,00,000.00
7.	Proportion of land cost and construction cost to total estimated cost		25%
8.	Amount which can be withdrawn		18,07,00,000.00
9.	Less amount withdrawn from bank till date		4,31,00,000.00
10.	Net amount that can be withdrawn from bank		13,76,00,000.00

This Certificate is being issued for RERA Compliance for the Company AATREYEE NIRMAN PVT LTD for the Project ANJWAINEE and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

Signature of Chartered Accountant



Chiranjib Das

Place: Kolkata
Dated: 17-01-2025

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