



ROY CHOWDHURY & MOITRA  
CHARTERED ACCOUNTANTS

C.A. CERTIFICATE AS ON 30.09.2024

RERA Registration Number: WBRERA/P/NOR/2023/000879

PROJECT ID: WBRERA/NPR-001141

PROJECT NAME: RUPADARSHINI BLOCK C

Address: 84/2 Motilal Colony Airport Gate No 2 Kolkata 700081

SL NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED. INCURRED
<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	38,00,000.00
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
<b>F. Under Rehabilitation Scheme:</b>		
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: 23-12-2024



*Chiranjib Das*

Name CHIRANJIB DAS  
Membership Number: 309307  
FRN No: 304134E  
UDIN: 24309307BKBN CZ6456

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	38,00,000.00

**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	11,50,00,000.00	
2.	Actual cost of construction incurred as per books of account till date		6,60,75,000.00
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.		31,33,000.00
4.	Payment of taxes Cess etc		
5.	Interest payable to financial institutions		39,31,000.00
6.	Total Project Cost	11,50,00,000.00	7,69,39,000.00
7.	Proportion of land cost and construction cost to total estimated cost		70%
8.	Amount which can be withdrawn		11,50,00,000.00
9.	Less amount withdrawn from bank till date		7,69,39,000.00
10.	Net amount that can be withdrawn from bank		3,80,61,000.00

This Certificate is being issued for RERA Compliance for the Company AATREYEE NIRMAN PVT LTD for the Project RUPADARSHINI BLOCK C 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

Place: Kolkata  
Dated: 23-12-2024



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Membership Number: 309307  
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