

AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

ROOM # 216 & 307, 7A, BENTINCK STREET, KOLKATA - 700 001

Phone : (O) 2243 - 0534 , (R) 3290 - 6661 , Mobile : 9830021767

E-mail: rk_agarwal@rediffmail.com

Branch Office : 18, Netaji Subhas Road. Kolkata - 700 001

(FOR THE PURPOSE OF OF WITHDRAWL OF MONEY FROM DESIGNATED WBHIRA BANK ACCOUNT OF PROJECT AS ON 17.06.2020

Cost of Real Estate Project

WBHIRA Registration Number HIRA/P/SOU/2018/000292

Project Name Cabana

Bank Name State Bank Of India

Branch Name Garia

Bank Account Holder Name M/s. Ganguly Home Search Pvt. Ltd.

WBHIRA Retention Bank A/c No. 39200016913

Sr. No.	Particulars	Total Estimated Cost (Amount Rs.)	Amount Incurred (actual out-flow) till now (Amount Rs.)
1 (i)	Land Cost:		
a.	Acquisition Cost of Land , Lease Rent , Interest Cost Incurred or Payable on Land Cost, FAR and Legal Cost	33,84,100	33,18,602
b.	Amount 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.	50,000	32,288
	Sub- Total of Land Cost	34,34,100	33,50,890
1 (ii)	Development Cost/ Cost of Construction :		
a. (i)	Estimated cost of Construction	1,21,42,425	87,39,383
(ii)	Actual Cost of Construction incurred as per Books of Accounts as verified by the CA		
(iii)	Cost of Material actually purchased, Development Cost, Mobilization Advance/Advance to supplier, Material at site.		4,40,489
(iv)	On-site Expenditure for development of entire project excluding Cost of Construction as per a.(i) and (iii) above , i.e. Salaries , consultants fees , Site Overheads , Development Work, Cost of Services (Including water,electricity , Sewearge, Drainage , layout roads etc.	6,39,075	5,49,434
b.	Payment of Taxes, Cess, Fees, Charges, Premiums, Interest etc. to any Statutory Authority	8,48,937	8,48,937
c.	Principal sum and Interest payable to Financial Institution, Scheduled Banks, Non - Banking Financial Institution (NBFC) or Money Lenders on Construction Funding or money borrowed for Construction.		



d	Off - Site Expenditure , Administrative , Marketing, Commission, Royalty, etc.	4,26,050	2,34,786
	Sub- Total of Development Cost/Cost of Construction	1,40,56,487	1,08,13,029
2	Total Estimated Cost of the Real Estate Project {[1(i) + 1(ii)] of Estimated Column}	1,74,90,587	-
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column	-	1,41,63,919
4	% Completion of Construction Work. (As per Project Architect's Certificate)	-	76.67%
5	Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	-	80.98%
6	Amount which can be withdrawn from the WBHIRA Designated Bank Account {Total Estimated Cost * Proportion of cost incurred (Sr. No.2 * Sr. No. 5)}		1,41,63,919
7	Less: Amount Withdrawn till date of this Certificate as per the Books of Accounts and Bank Statement	As per Annexature- A	58,13,562
8	Net amount which can be withdrawn from the WBHIRA Designated Bank Account under this Certificate		83,50,357

This Certificate is being issued on specific request of the management of M/s. Ganguly Home Search Pvt. Ltd. for WBHIRA compliance. The Certificate is based on the information /records/documents/books of accounts of the company and is true to the best of our knowledge belief.

**For Agarwal & Associates
Chartered Accountants**




**CA Rajkumar Agarwal
Partner**

UDIN : 20052130AAAAAS1759

M. No: 052130

FR No: 323210E

Date: 17.06.2020

Place: Kolkata

ANNEXURE - A

particulars	Amount (Rs.)
Considered Total Amount Collected from Allottee till date 17.06.20	83,05,089
Less: 30% as free withdrawal and usage	24,91,527
Net Collection from allottee	58,13,562

