

Date: 14/11/2019

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project WBHIRA Registration Number: **HIRA/P/NOR/2018/000289**
Project Name: **Swabhumi Square**

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1			
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.	87,28,773	87,28,773
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.	-	-
c.	Acquisition cost of TDR (if any)	-	-
	SUB-TOTAL OF LAND COST	87,28,773	87,28,773

ii.	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer.	21,56,67,959	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA till 24/10/2019.		11,54,96,489
Note:	(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
	(iii) Administrative Cost for development of entire project excluding cost of construction as per (i) or (ii) above.	90,00,000	19,34,466
b.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	65,00,000	29,16,786
	SUB-TOTAL OF DEVELOPMENT COST	23,11,67,959	12,03,47,741



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	23,98,96,732	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		12,90,76,514
4	% completion of Construction Work % (as per Project Architect's Certificate)		53.55%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		53.81%
6	Amount Which can be withdrawn from the Designated Account.		12,90,76,514
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		
7	Less: Amount withdrawn as per the Books of Accounts and Bank Statement till 24/10/2019.		3,07,02,867
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		9,83,73,647

This certificate is being issued for WBHIRA compliance for the Company M/s Star Shine Tie-up Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For G. K. Lodha & Co.
Chartered Accountants



CA Gopal Krishna Lodha

M. No.: 415671

FRN: 329866E

UDIN: 19415671AAAACR3180