

**Annexure A**

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

**FORM-3 [see Regulation 3]**

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

**Cost of Real Estate Project Housing and Industry Regulatory Act, West Bengal Registration Number HIRA/P/NOR/2018/000111**

Sr. No.	Particulars	Amount (Lakhs)	
		Estimated.	Incurred
1	<b>i. Land Cost :</b>		
	a. Acquisition Cost of Land lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	0	0
	b. Amount of Premium payable to obtain CLU, FAR additional FAR and any other incentive from Local Authority or State Government or any Statutory Authority	2028.18	747.83
	c. 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; and	1.16	1.16
	<b>ii. Development Cost/ Cost of Construction :</b>		
	a. (i) Estimated Cost of Construction as certified by Engineer	2700	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	1462.01	
	<b>Note :( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>	1462.01	
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	250	124.62

All costs directly incurred to complete the construction of the entire phase of the project registered.



b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority 0

<b>Sr. No</b>	<b>Particulars</b>	<b>Amount (Lakhs)</b>
c.	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 ;	<u>54.55</u>
	<b>Sub-Total of Development Cost</b>	<u>1641.18</u>
	<b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>	4979.34
3	<b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>	<u>2390.17</u>
4	<b>% completion of Construction Work (as per Project Architect's Certificate)</b>	<u>50.00%</u>
5	<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)</b>	<u>48.00%</u>
6	<b>Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)</b>	<u>2390.17</u>
7	<b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>	<u>1799.00</u>
8	<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>	<u>591.17</u>

This certificate is being issued for WB HIRA compliance for the Company Purti Nanu Creators LLP and is based on the records and documents produced before me and explanations provided to me by the management of the Company

For and on behalf of  
Tekriwal & Associates  
Chartered accountants  
Firm's Regn. No. 327438E

  
Abhishek Kumar Tekriwal  
(Partner)  
Membership No. 300626  
Udin: 19300626AAAAEV8542  
Place: Kolkata  
Date: 31/10/2019

