



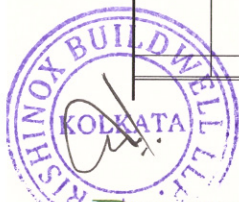
RISHI
PRANAYA
SOULFUL LIVING

PHASE - I

HIRA Reg No.: HIRA/P/NOR/2019/000465

Details available at <https://hira.wb.gov.in/>

Cost Break-up for Real Estate--- Project Pranaya					
Project Type: Ongoing / New Project			31.12.2019		
Project Registration No. HIRA/P/NOR/2018/000465					
Break-up of Land Cost					
S.No.	Particulars	Total Estimated Cost		Incurred till date	
		Break-Up	Total Cost	Break-Up	Total Cost
1.00	Cost incurred on :-				
	* Outright purchase			0	
	* Lease charges		0.00		0.00
2.00	Cost Regarding :-				
	* Revenue or area share given to land owner in lieu of land under any kind of agreement such as Joint Venture, Joint Development etc, in case the Promoter is not the owner of the land.	6,50,00,000	6,50,00,000.00	0	0.00
3.00	Incidental costs related to acquisition of land :-				
	* Stamp Duty			0	
	* Brokerage Paid for Land Purchase			0	
	* Settlement Cost of litigation			0	
	* Premiums paid to Govt. Authorities related to Land			0	
	* Application Money			0	
	* Security Deposit (Adjustable)	93,25,000		93,25,000	93,25,000.00
4.00	Interest on finance for purchase of land.		0.00		0.00
5.00	Litigation costs incurred for land acquisition.		0.00		0.00
6.00	Property and other taxes, fees, premiums paid.		0.00	0	0.00
A.	Total		6,50,00,000.00		93,25,000
Break-up of Development Cost					
S.No.	Particulars	Total Estimated Cost		Incurred till date	
		Break-Up	Total Cost	Break-Up	Total Cost
1.00	Total cost incurred by promoter towards the on site expenditure for physical development of the project :-				
	* Cost of Dismantling & Excavation	1,50,00,000		6,21,452	
	* Cost of walls, Plaster, Floorings , Doors & Windows, Staircases, Lifts Wells and Lobbies	36,50,00,000			7,39,985.00
	* Cost of Sanitary Fittings, Electrical fittings	6,00,00,000	53,00,00,000.00		
	* Cost of external plumbing and elevation, completion of terraces with waterproofing of the Building/Wing	9,00,00,000		1,18,533	
	* Cost of Installation of lifts, water pumps, Fire Fighting Fittings and Equipment, Electrical fittings to Common Areas, electro, mechanical equipment.				
	* Cost of Internal Road and Footpaths				
	* Cost of Swerage, Storm Water Drains				
	* Cost of Landscaping & Tree Planting	13,00,00,000	13,00,00,000.00		
	* Cost of Enrgy Management				
	* Other Labour Cost				
	* Other Cost (Option to add more)				
	Total (1)		66,00,00,000.00		7,39,985
2.00	On-site expenditure for development of entire project (excluding cost of construction as per (i) or (ii) above) :-				
	* Salaries	3,00,00,000		40,08,236	
	* Site Overheads	1,80,00,000		1,18,50,038	
	* Site Development	2,75,00,000		2,73,48,091	
	* Cost of Service (Water, Electricity, Sewerage, Drainage, Layout Roads)	30,00,000		12,87,885	
	* Cost of Machineries and equipment including Hire and Maintenance Cost, Consumables	30,00,000	10,95,00,000.00	1,23,270	
	* Admin Cost	30,00,000		21,77,854	
	* Bank Charges or Processing Fee	30,00,000		3,381	
	* Advertisement & Promotion Cost	2,00,00,000		42,59,092	
	* Other Cost Which is directly relate to construction	20,00,000		3,99,059	
	Total (2)		10,95,00,000.00		5,14,56,906



RISHI
exceeding expectations!

Rishinox Buildwell LLP

DLF Galleria, Unit No: 306 - 308, Premises No: 02-0124, Action Area 1B, Major Arterial Road, New Town, Kolkata - 700 156. | Tel.: +91 33 4006 5051/52 | Email: pranaya@rishi.org.in | www.rishi.net.in

LLP Identification No: AAH-2561

3.00	Fees payable to the :-				
	* Fee Paid to Architect	90,00,000	5,80,00,000.00	41,92,420	
	* Fee Paid to Engineer	30,00,000		9,99,000	
	* Consultancy Charges	2,00,00,000		79,32,587	
	* Cost of Marketing Agents	2,00,00,000			
	* Cost of Project Manager/Staff Engineer	60,00,000		1,23,900	
Total (3)			5,80,00,000.00	1,32,47,907	
4.00	Payment to any statutory authority regarding:-				
	* Approval cost for construction	2,00,00,000	3,25,00,000.00	1,71,33,217	
	* Environment NOC Cost	47,50,000		7,43,600	
	* Fire NOC Cost	40,00,000		33,95,974	
	* Water Supply Permission Cost	5,00,000			
	* Airport NOC Cost	50,000			
	* Stamp duty & Taxes Paid to Statutory Authority	2,00,000		50,666	
	* Any other Fees to Statutory Authority	30,00,000			
	* Any Interest Paid to Statutory Authority	-			
	* Any Premiums paid to Statutory Authority	-			
Total (4)				3,25,00,000.00	2,13,23,457
5.00	Interest Cost of Loan taken for construction of project (whether Secured or Unsecured)		5,50,00,000	5,50,00,000.00	0.00
Total (5)				0.00	
B. Total Development Cost of Project (Total (1)+(2)+(3)+(4)+(5))			91,50,00,000.00	8,67,68,255	
C. Contingent Cost				0.00	
D. Total Project Cost (A+ B + C)			98,00,00,000.00	9,60,93,255	
For (Name and Sign) Authorized Signatory					

