



Date: 02/01/2020

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Regn Date: 17/11/2018
Cost of Real Estate Project WBHIRA Registration Number: HIRA/P/SOU/2018/000168
Project Name: DTC Southern Heights-Phase-2A

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred till 30.11.2019
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.	2,91,17,328.00	1,77,05,986.00
	SUB-TOTAL OF LAND COST	2,91,17,328.00	1,77,05,986.00

ii.	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer.	54,23,11,243.00	
	(ii) Actual Total Cost of Construction incurred as per the books of accounts as verified by the CA till 30-11-2019, i.e.		
	I. Cost of Materials		
	II. Services Received		
	III. Administrative Cost		
	IV. Borrowing Cost		
	V. Other Miscellaneous Expenses		24,89,54,988.00
Note:	(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
	SUB-TOTAL OF DEVELOPMENT COST	54,23,11,243.00	24,89,54,988.00



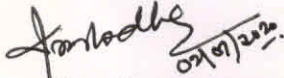


2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	57,14,28,571.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		26,66,60,974.00
4	% completion of Construction Work % (as per Project Architect's Certificate)		46.67%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		46.67%
6	Amount Realised from Allottee till 30/11/2019		33,59,66,165.00
7	Amount need to be transfer to the Designated Bank Account (as per provisions of sec 4(2) (I) (D)).		23,51,76,315.50
8	Amount Which can be withdrawn from the Designated Account.		26,66,60,974.00
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		
9	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		23,51,76,317.00
10	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		3,14,84,657.00

*Estimated Cost of land based on estimated revenue realisation as per the understanding between land owner & developer.

This certificate is being issued for WBHIRA compliance for the Company DTC Projects Private Limited and is based on the records and documents produced before me and explanations provided to me by the directors of the Company.

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


02/07/2022

CA Gopal Krishna Lodha
M. No.: 415671
FRN: 329866E
UDIN: 20415671AAAAAD5631

