



SAMDARSHI & ASSOCIATES
Chartered Accountants

34, Model Town, (Near Khudiram Metro Station), Kolkata - 84
Contact No. 8777844136 Email : casamdarshi@gmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE
PROJECT COST

Cost of Real Estate upto the period of 31.12.2018 Project State HIRA Registration Number HIRA/P/KOL/2018/000014

Sr. No. (1)	Particulars (2)	Amounts (Rs.) Estimated (3)	Amounts (Rs.) Incurred (3)
1	i Land Cost:		
a.	Acquisition Cost of Land or Development Rights		
	Brokerage (JV Agreement)	15,00,000.00	15,00,000.00
	Bank Charges (Land)	14,931.00	14,931.00
	Interest cost	3,09,69,863.00	2,73,14,150.00
	Legal Consultancy	4,53,500.00	4,53,500.00
	Amount Payable to State Government or competent authority or any other statutory authority of the State or Central Government		
b.	Registration Expenses	43,153.00	43,153.00
	Registration Fee	11,00,084.00	11,00,084.00
	Stamp Duty	1,49,992.00	1,49,992.00
	Sub- Total of LAND COST	3,42,31,523.00	3,05,75,810.00
ii	Development Cost/ Cost of Construction:		
a(i)	Estimate cost of Construction as certified by Engineer.	33,39,73,963.00	33,39,73,963.00
	Actual Cost of construction incurred as per the books of accounts as verified by the CA	3,48,13,587.48	
	(Minimum of (i) or (ii) is to be considered)		3,48,13,587.48
	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above	-	1,51,06,632.35
a(iii)			
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	-	1,58,32,178.00
	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.		
c			
	Sub- Total of Development Cost	33,39,73,963.00	6,57,52,397.83
2	Total Estimated Cost of the Real Estate Project [1(i) + 1 (ii)]	36,82,05,486.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1 (ii)]	9,63,28,207.83	
4	Proportionate of cost incurred on Land cost & construction Cost to the Total Estimated Cost	26.16	
5	Amt which can be withdrawn subject to 70% of receipts [2*5]		9,63,28,207.83
6	Amount Already withdrawn till date of this certificate		68,33,332.00
7	Amount to be withdrawn now Subject to 70% of Receipts		8,94,94,875.83

This certificate is being issued for RERA compliance for the Salarpuria Sattva Realty LLP for Project name 'AMARANA' and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Signature of Chartered Accountant
For SAMDARSHI & ASSOCIATES
FRN : 0328689E

For SAMDARSHI & ASSOCIATES

Sandarshi

Partner Partner
(Membership Number 066546)
Name : SAMDARSHI



Date: 31.12.2018

Place: KOLKATA