

Office :

C/o Niraj Kumar Verma,
65, Aswini Nagar, Rekha Neer,
2nd Floor, Flat No. - 1,
Near Gandhi Colony,
Kolkata - 700040.
Email ID : ykejriwal.co@gmail.com
Mo. No. - +91-9038009121/9903420034

V. KEJRIWAL & CO.

Chartered Accountants

TO WHOM I MAY CONCERN

We have examined the books of accounts of Bengal Shristi Infrastructure Development Limited (herein after referred to as "The Company") along with the attached statement arrived at in terms of chapter II of sub section 4(L)(D) of West Bengal Housing Industry Regulatory Act 2017 for the project "TARANG TOWER 1" of the Company having its registered office at BUG-5, Upper Ground Floor, Durgapur City Centre, Durgapur-713216 and Corporate Office at Plot No.X - 1, 2 & 3, Block - EP, Sector - V, Salt Lake City, Kolkata - 700091 and we hereby certify that:

1. The attached statement is in accordance with the books of accounts and that from 22.02.2018 to 10.07.2019 (last booking was done on 10.07.2019), a total nos. of 26 allottees had booked units in Tarang Tower 1. The total collection made from the allottes during the period from 22.02.2018 to 10.07.2019 comes to Rs. 3,37,47,353/- (Rupees Three crore thirty seven lakh forty seven thousand three hundred and fifty three only) [Refer Annexure Nos. A and B].
2. Out of the said 26 nos. of customers, 10 nos. of bookings were received before applicability of WBHIRA (i.e. before 01.06.2018) against which an amount of Rs. 1,45,14,765/- (Rupees One crore forty five lakh fourteen thousand seven hundred sixty five only) has been received [Refer Annexure No. A].
3. Out of the said 26 nos. of customers, 16 nos. of bookings were received after applicability of WBHIRA (i.e. from 01.06.2018) against which an amount of Rs. 1,92,32,588/- (Rupees One crore ninety two Lakh thirty two thousand five hundred and eighty eight only) has been received [Refer Annexure No. B].
4. The Company had incurred a total expenditure of Rs. 2,71,99,537/- (Rupees Two crore seventy one lakh ninety nine thousand five hundred thirty seven only) as on 31.12.2019 towards construction costs [Refer Annexure No. C].
5. The company had opened an Escrow Account with Corporation Bank, Salt Lake Sector V, Branch, Kolkata - 700 091. The Company is eligible to withdraw an amount upto Rs. 2,71,93,530/- (Rupees Two crore seventy one lakh ninety three thousand five hundred and thirty only) out of amount received from bookings [Refer Annexure no. D].

Place : Kolkata

Date 08/01/2020

UDIN : 20067163AAAAAC4614

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NIRAJ KUMAR VERMA
Partner
Membership No.- 067163
FRN - 323572E

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ANNEXURE A					
Sl.No.	Customer Name	Unit No.	Booking Date	Consideration	Total received
1	Ajoy Kumar Mukherjee	I-3E	Feb 22, 2018	4,368,930.00	1,487,708.00
2	Anita Singh	I-4D	Nov 02, 2017	4,443,860.00	1,562,639.00
3	Sukhamoy Chattopadhyay	I-6C	Nov 23, 2017	3,513,698.00	1,491,354.00
4	Arpita Mondal	I-4E	Mar 15, 2018	4,404,108.00	1,522,886.00
5	Parvez Khan	I-1D	Dec 18, 2017	4,441,512.00	1,560,291.00
6	Manideepa Bardhan	I-8D	Apr 10, 2018	4,622,428.00	1,255,000.00
7	Manjushri Ghosal	I-6E	May 31, 2018	4,473,536.00	1,149,596.00
8	Subir Bhattacharjee	I-4C	Nov 27, 2017	3,575,562.00	1,300,000.00
9	Uma Goswami	I-8E	May 22, 2018	4,557,002.00	1,608,403.00
10	Anju Singh	I-11E	May 02, 2018	4,553,926.00	1,576,888.00
TOTAL				42,954,562.00	14,514,765.00



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ANNEXURE B					
Sl.No.	Customer Name	Unit No.	Booking Date	Consideration	Total received
1	Soumen Maji	I-3D	Jun 30, 2018	4,430,728.00	1,532,848.00
2	Yogendra Bhagat	I-2E	Jul 31, 2018	4,430,732.00	1,536,885.00
3	Pinku Kumar	I-7E	Aug 22, 2018	4,468,310.00	1,546,029.00
4	Amjad Ansari	I-10D	Sep 29, 2018	4,330,508.00	1,310,000.00
5	Simran Mukim	I-11D	Sep 25, 2018	4,580,548.00	1,590,886.00
6	Sunny Mukherjee	I-5A	Oct 11, 2018	3,529,930.00	1,170,000.00
7	Ujjwal Kanti Bistoo	I-4A	Nov 06, 2018	3,499,268.00	1,497,855.00
8	Angshuman Ghosh	I-10E	Nov 05, 2018	4,635,286.00	100,000.00
9	Shweta Kumari	I-6A	Jul 10, 2019	3,500,012.00	1,167,112.00
10	Ramanuj Prasad	I-7D	Mar 11, 2019	4,356,608.00	193,019.00
11	Ashok Gupta	I-4B	Apr 14, 2019	3,372,217.00	142,916.00
12	Hu Nanzei	I-2D	Aug 10, 2018	4,430,774.00	1,543,430.00
13	Sandip Barnwal	I-9D	Jul 16, 2018	4,478,752.00	1,460,000.00
14	Priyanka Paul	I-5C	May 02, 2018	3,521,498.00	1,208,096.00
15	Kabita Singh	I-6D	Aug 07, 2018	4,420,484.00	1,689,754.00
16	Biren Routh	I-5D	Aug 31, 2018	4,452,134.00	1,543,758.00
TOTAL				66,437,789.00	19,232,588.00

ANNEXURE C		
Sl. No.	Particulars	Amount
1	Cement-Tower-1	1433901.34
2	RMC-Tower-1	5418386.00
3	Sand-Tower-1	433967.80
4	Steel-Tower-1	11946850.48
5	Stone Chips-Tower-1	1472425.70
6	Civil Tower -1	6494006.00
TOTAL		27199537.32



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ANNEXURE D

This is to certify that in terms of sub section (D) of Section 4(L) of the West Bengal Housing Industry Regulation Act, 2017, as on 31.12.2019, the Company i.e. Bengal Shristi Infrastructure Development Limited is entitled to withdraw Rs. 2,71,93,530/- (as per the calculation hereunder) out of amount received from the allottees of Tarang Tower 1.

As per sub section (D) of Section 4(L) the promoter shall withdraw the amount from the separate account to cover the cost of the project, in proportion to the percentage of completion of the project.

Calculation

Total Cost of the Project –	Rs. 14,23,00,000/-
Cost incurred till 31.12.2019 (without land and external development cost)	Rs. 2,71,99,537/-
Percentage of work completed till 31.12.2019 [(2,71,99,537 X 100) / 14,23,00,000 = 19.11 %]	19.11 %
Drawing Power of the Company out of collection [(19.11 / 100) x Rs. 14,23,00,000/- = Rs. 2,71,93,530/-]	Rs. 2,71,93,530/-

Place : Kolkata

Date 08/01/2020

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Partner
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