

Office :

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V. KEJRIWAL & CO.

Chartered Accountants

TO WHOM IT 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 "SANGATI PHASE I" 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 05.03.2018 to 25.07.2019 (last booking was done on 25.07.2019), a total nos. of 105 allottees had booked units in Sangati Phase I. The total collection made from the allottees during the period from 05.03.2018 to 25.07.2019 comes to Rs. 3,22,83,405/- (Rupees Three crore twenty two lakh eighty three thousand four hundred and five only) [Refer Annexure Nos. A and B].
2. Out of the said 105 nos. of customers, 69 nos. of bookings were received before applicability of WBHIRA (i.e. before 01.06.2018) against which an amount of Rs. 2,51,42,278/- (Rupees Two crore fifty one lakh forty two thousand two hundred seventy eight only) has been received [Refer Annexure No. A].
3. Out of the said 105 nos. of customers, 36 nos. of bookings were received after applicability of WBHIRA (i.e. from 01.06.2018) against which an amount of Rs. 71,41,127/- (Rupees Seventy Lakh forty one thousand one hundred and twenty seven only) has been received [Refer Annexure No. B].
4. The Company had incurred a total expenditure of Rs. 2,52,39,713/- (Rupees Two crore fifty two lakh thirty nine thousand seven hundred thirteen only) as on 30.09.2019 towards construction costs [Refer Annexure No. C].
5. The company had opened an Escrow Account with IDBI Bank, Salt Lake, Sector V Branch, Kolkata - 700091 (IFSC Code IBKL0000184) having account no. 0184102000006361. The Company is eligible to withdraw an amount upto Rs. 2,52,36,000/- (Rupees Two crore fifty two lakh thirty six thousand only) out of amount received from bookings [Refer Annexure no. D].

Place : Kolkata

Date : 16/10/2019

For V. KEJRIWAL & CO
Chartered Accountants

Niraj Kumar Verma

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

UDIN : 19067163AAAADK9116

ANNEXURE-A

Sl. No.	Customer Name	Unit No.	Booking Date	Total Consideration	Total Received
1	Prakash Singh	2 - 6 A	Mar 15, 2018	2,806,765.16	487,000.00
2	Anita Pansari	2 - 3 G	Mar 15, 2018	2,216,294.72	100,000.00
3	Mahendra Kumar Agarwal	2 - 2 D	Mar 15, 2018	2,806,773.16	768,550.00
4	Arati Kri Singh	2 - 2 E	Mar 15, 2018	2,365,504.72	550,000.00
5	Rahul Ram	2 - 4 E	Mar 05, 2018	2,352,640.72	419,000.00
6	Kajal Lata Jaiswal	2 - 4 C	Mar 05, 2018	2,806,773.16	768,545.00
7	Shashi Kant	2 - 3 C	Mar 15, 2018	2,778,577.16	200,000.00
8	Rinku Prasad	2 - 7 A	Mar 15, 2018	2,806,773.16	487,091.00
9	Bhushan Singh	2 - 9 A	Mar 15, 2018	2,642,313.16	100,000.00
10	Rajesh Singh	2 - 3 A	Mar 23, 2018	2,803,523.16	459,091.00
11	Kamlesh Kumar Mishra	2 - 3 D	Mar 23, 2018	2,641,915.16	101,000.00
12	Pampa Bhownick	2 - 2 A	Mar 15, 2018	2,806,773.16	768,298.00
13	Pabitra Banerjee	2 - 4 H	Mar 14, 2018	2,211,884.72	50,001.00
14	Subhankar Mondal	2 - 4 G	Mar 12, 2018	2,348,198.72	391,616.00
15	Sipra Roy	2 - 2 C	Mar 15, 2018	2,782,987.16	250,000.00
16	Siddharth Kumar Chaudhary	2 - 6 H	Mar 15, 2018	2,216,294.72	100,000.00
17	Binit Jaiswal	2 - 5 C	Mar 05, 2018	2,788,397.16	400,000.00
18	Vikash Sharma	2 - 5 E	Mar 26, 2018	2,343,076.72	400,000.00
19	Basanti Kar	2 - 11 B	Mar 26, 2018	2,797,151.16	575,731.00
20	Rimjhim Banerjee	2 - 6 C	Mar 23, 2018	2,812,951.16	550,000.00
21	Rakhi Prasad	2 - 11 E	Mar 28, 2018	2,320,808.72	100,000.00
22	Sunanda Chakraborty	2 - 6 G	Mar 15, 2018	2,385,146.72	750,000.00
23	Abhishek Choudhary	2 - 11 A	Mar 28, 2018	2,797,147.16	389,091.00
24	Ranjit Dutta	2 - 7 B	Mar 05, 2018	2,767,005.16	100,000.00
25	Rajbir Kaur	2 - 3 F	Mar 16, 2018	2,331,130.72	200,000.00
26	Anirudh Das Gupta	2 - 5 A	Mar 05, 2018	2,793,309.16	350,000.00
27	Pinki Routh	2 - 5 H	Mar 05, 2018	2,352,698.72	419,616.00
28	Durga Devi Sharma	2 - 8 D	Mar 15, 2018	2,817,863.16	600,000.00
29	Swagata Roy	2 - 8 C	Mar 23, 2018	2,642,313.16	100,000.00
30	Tamasi Dey	2 - 8 B	Mar 31, 2018	2,642,313.16	100,000.00
31	Sandeep Kumar Singh	2 - 9 B	Mar 31, 2018	2,642,313.16	100,000.00
32	Om Prakash Gond	2 - 7 E	Mar 31, 2018	2,340,452.72	615,218.00
33	Krishna Murari Pandey	2 - 7 C	Mar 15, 2018	2,806,771.16	487,091.00
34	Abhradyti Dey	2 - 10 C	Mar 28, 2018	2,778,577.16	200,000.00
35	Samir Acharya	2 - 7 D	Mar 15, 2018	2,786,647.16	300,000.00
36	Ranjit Kumar Shaw	2 - 3 E	Mar 15, 2018	2,350,948.72	419,616.00
37	Monalisa Mukherjee	2 - 5 G	Mar 15, 2018	2,352,698.72	652,265.00
38	Jitendra Singh	2 - 2 H	Mar 15, 2018	2,341,324.72	554,265.00
39	Piyanka Biswas	2 - 5 F	Mar 15, 2018	2,319,560.72	100,000.00
40	Lalit Kumar Jha	2 - 1 C	Mar 15, 2018	2,788,397.16	389,091.00
41	Priti Chowbey	2 - 1 A	Mar 15, 2018	2,788,399.16	487,091.00
42	Shatrughna Ojha	2 - 9 D	May 03, 2018	2,804,713.16	741,483.00
43	Amit Kumar Mahata	2 - 6 D	Mar 15, 2018	2,786,435.16	280,000.00
44	Sourojyoti Sinha	2 - 7 G	Mar 16, 2018	2,321,308.72	100,000.00
45	Puja Pandey	1 - 4 B	Mar 15, 2018	2,786,649.16	300,000.00
46	Om Prakash Pandey	1 - 4 A	Mar 15, 2018	2,806,773.16	487,091.00
47	Souranshu Karmakar	2 - 2 G	Mar 05, 2018	2,216,794.72	200,000.00
48	Barada Ch. Mondal	1 - 5 B	Mar 19, 2018	2,768,755.16	100,000.00
49	Sangita Paul	2 - 3 H	Mar 15, 2018	2,381,434.72	730,000.00
50	Supriya Banerjee	2 - 9 H	Mar 31, 2018	2,341,326.72	554,040.00
51	R. A Pailan	2 - 10 H	Apr 02, 2018	2,314,648.72	50,000.00
52	Neha Barnwal	2 - 1 D	May 17, 2018	2,768,255.16	100,000.00
53	Manoj Ray	2 - 1 G	Mar 31, 2018	2,315,898.72	50,000.00
54	Satpai Bansal	1 - 3 B	May 18, 2018	2,787,897.16	300,000.00



ANNEXURE-A					
Sl. No.	Customer Name	Unit No.	Booking Date	Total Consideration	Total Received
55	Sibani Roy	1 - 2 B	May 23, 2018	2,768,257.16	705,156.00
56	Rabindra Thakur	2 - 5 B	Mar 15, 2018	2,803,521.16	487,091.00
57	Ratna Santoria	2 - 5 D	Mar 15, 2018	2,768,255.16	100,000.00
58	Pritpal Singh	2 - 1 B	Mar 15, 2018	2,787,899.16	459,091.00
59	Sheo Kumar Ram	2 - 3 B	Mar 05, 2018	2,764,551.16	75,000.00
60	Kusum Chaudhary	2 - 4 D	Mar 21, 2018	2,637,501.16	51,000.00
61	Bibhu Prasad Mohanty	1 - 1 B	May 17, 2018	2,768,755.16	730,406.00
62	Bibhu Prasad Mohanty	1 - 1 G	May 17, 2018	2,321,310.72	620,770.00
63	Somnath Mudi	1 - 1 A	May 17, 2018	2,768,757.16	730,406.00
64	Somnath Mudi	1 - 1 E	May 17, 2018	2,320,808.72	620,770.00
65	Binod Barman	2 - 1 E	Apr 16, 2018	2,314,648.72	50,000.00
66	Sayantani Dutta	2 - 7 H	May 05, 2018	2,321,308.72	100,000.00
67	Ajay Kumar	2 - 6 F	Mar 31, 2018	2,320,810.72	100,000.00
68	Sangit Singh	2 - 1 H	Mar 23, 2018	2,349,448.72	391,616.00
69	Bithika Mishra	2 - 2 B	Mar 05, 2018	2,796,649.16	589,091.00
				178,494,767.72	25,142,278.00





ANNEXURE- B

Sl. No.	Customer Name	Unit No.	Booking Date	Total Consideration	Total received
1	Sanjoy John	1 - 2 C	Jun 15, 2018	2,768,255.16	705,129.00
2	Ashis Kumar Pati	2 - 4 B	Jun 18, 2018	2,807,541.16	500,000.00
3	Sabita Singh	1 - 3 C	Jul 05, 2018	2,768,255.16	212,272.00
4	Nilanjana Ghosh	2 - 4 A	Jul 11, 2018	2,642,313.16	100,000.00
5	Brajanath Banerjee	1 - 6 B	Jul 16, 2018	2,769,045.16	436,000.00
6	Soma Routh	1 - 5 C	Sep 03, 2018	2,763,345.16	50,000.00
7	Partha Chakraborty	1 - 7 B	Nov 05, 2018	2,768,689.16	458,838.00
8	Kushal Bhattacharjee	1 - 3 A	Jan 21, 2019	2,767,007.16	477,522.00
9	Bimala Devi Agarwal	1 - 5 A	Jan 30, 2019	2,787,806.16	50,000.00
10	Jai Shiv Agarwal	1 - 5 E	Jan 30, 2019	2,316,018.72	50,000.00
11	Arpita Paul	1 - 5 H	Feb 28, 2019	2,339,778.72	100,000.00
12	Aarti Choudhary	1 - 3 H	Feb 26, 2019	2,340,908.72	300,000.00
13	Rajesh Kyumar Yadav	1 - 1 D	Mar 02, 2019	2,792,572.16	100,000.00
14	Suchandra Ghosh	1 - 7 H	Mar 02, 2019	2,335,106.72	50,000.00
15	Dilip Prasad Nonia	1 - 1 C	Feb 20, 2019	2,792,572.16	100,000.00
16	Radhika Devi	1 - 6 C	Apr 30, 2019	2,783,040.16	736,366.00
17	Arpita Das	1 - 3 D	May 10, 2019	2,782,750.16	300,000.00
18	Saroj Dutta	1 - 8 C	Apr 30, 2019	2,783,828.16	100,000.00
19	Shashi Bhushan Jha	2 - 10 B	Mar 26, 2019	2,762,963.16	50,000.00
20	Amrit Pal Singh	2 - 10 E	Mar 19, 2019	2,321,526.72	100,000.00
21	Pradip Kumar Pandey	2 - 11 C	Mar 01, 2019	2,769,267.16	100,000.00
22	Chandan Chatterjee	1 - 8 E	Apr 30, 2019	2,330,314.72	100,000.00
23	Dhananjay Kumar Singh	1 - 5 D	May 28, 2019	2,782,896.16	75,000.00
24	Chandan Chatterjee	1 - 8 A	Apr 30, 2019	2,782,078.16	0.00
25	Mantu Das	1 - 7 A	May 14, 2019	2,783,184.16	300,000.00
26	Mantu Das	1 - 7 E	May 14, 2019	2,331,442.72	300,000.00
27	Aslam Ansari	1 - 4 D	May 27, 2019	2,782,750.16	100,000.00
28	Priyanka Sil	2 - 8 A	Jun 03, 2019	2,759,013.16	100,000.00
29	Baby Singh	1 - 9 B	Jun 04, 2019	2,783,474.16	100,000.00
30	Pallavi Majumdar	1 - 2 D	Mar 01, 2019	2,788,164.16	100,000.00
31	Preety Chhabra	2 - 10 A	Aug 27, 2018	3,047,603.16	200,000.00
32	Uttam Kumar Sinha	1 - 2 A	Mar 05, 2019	3,047,603.16	140,000.00
33	Ganesh Agarwalla	1 - 4 G	Jun 05, 2018	2,552,394.72	200,000.00
34	Thakurdas Gorai	1 - 4 C	Jul 25, 2019	2,782,750.16	100,000.00
35	Kamala Basak	1 - 6 A	Jul 10, 2019	2,783,040.16	100,000.00
36	Anshuman Ghosh	1 - 4 H	Jun 12, 2019	2,329,838.72	150,000.00
				96,629,137.80	7,141,127.00

A circular stamp with the text "KEJRIWAL & CO. KOLKATA 700022 CHARTERED ACCOUNTANTS" and a handwritten signature across it.

ANNEXURE C	
Particulars	Amount
Architect Fees	2,419,775
Sanction Fees	2,947,373
Civil	9,590,409
Cement	3,071,538
Steel	2,491,697
Water Level Testing Charges & Submersible Pump Charges	339,755
JCB Hire charges for site Cleaning and Excavation	264,445
Freight Charges	48,449
HIRA Registration Fees	99,940
Infrastructure Work	92,485
Landscaping & Gardening	117,742
Model Flat Expenses	3,165,851
Security & Pump Repairing Charges	548,777
Site Illumination	20,410
Unloading Charges	21,067
Grand Total	25,239,713

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V. KEJRIWAL & CO.

Chartered Accountants

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 30.09.2019, the Company i.e. Bengal Shristi Infrastructure Development Limited is entitled to withdraw Rs. 2,52,36,000/- (as per the calculation hereunder) out of amount received from the allottees of Sangati Phase I.

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.

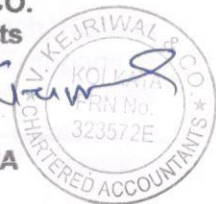
Calculation

Total Cost of the Project –	Rs. 28,04,00,000/-
Cost incurred till 30.09.2019 (without land cost)	Rs. 2,52,39,713
Percentage of work completed till 30.09.2019 [(2,52,39,713 X 100) / 2804 = 9%] <i>Lakhs</i>	9.00 %
Drawing Power of the Company out of collection [(9 / 100) x Rs. 28,04,00,000/- = Rs. 2,52,36,000/-]	Rs. 2,52,36,000/-

Place : Kolkata

Date : 16/10/2019

For V. KEJRIWAL & CO.
Chartered Accountants

Niraj Kumar Verma


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