

# PRASANTA KUMAR ROY BARMAN

CHARTERED ACCOUNTANTS

Address : 140A/4, N S C Bose Road, Kolkata, West Bengal – 700 092

(For Registration of a Project and subsequent withdrawal of money)

Cost of Real Estate Project WBHIRA Registration No. ....

Sl. No.	Particulars		Amount (Rs.)
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.	Development Rights
	b.	Amount of premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from local authority or state government or any statutory authority.	Have taken development right at the rate of 40% of land cost
	c.	Acquisition cost of TDR (if any)	Not Applicable
	d.	Amounts payable to state government or competent authority or any other statutory authority of the state or Central Government, towards stamp duty, transfer charges, registration fees etc.;	Rs.5,00,000
	e.	Land premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	Not Applicable
	f.	i) Under Rehabilitation Scheme; Estimated Construction Cost of Rehab Building including site development and infrastructure for the same as certified	Not Applicable
		ii) Actual Cost of Construction of rehab building incurred as per the books of accounts as verified by the CA.	Not Applicable
		Note : (for total cost of construction incurred, minimum of (i) or (ii) is to be considered)	
		iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal /illegal occupants, cost for providing temporary transit accommodation or rent in lieu of transit accommodation, overhead cost.	Rs.50,000
		iv) Cost of ASR linked premium, fees, charges and security deposit or maintenance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation	Not Applicable
		Sub-total of Land Cost .....	Not Available
	(ii)	Development Cost / Cost of Construction:	
	a.	i) Estimated Cost of Construction as certified by the Engineer	Rs.2,16,50,000
		ii) Actual Cost of Construction incurred as per the Books of Accounts as verified by the Chartered Accountant	Rs.83,86,560
		Note : (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)	



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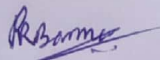
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	iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above i.e. salaries, consultant's fees, site overheads, development works, cost of service (including water, electricity, sewerage, drainage, layout roads etc.). Cost of machineries and equipments including its hire and maintenance costs, construction of the entire phase of the project registered.	Not Applicable
	b.	Payments of taxes, cases, fees, charges, premium, interest etc. To any statutory authority	Rs.50,000
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction ;	Not Applicable
		Sub-total of Development cost .....	Not Available
2.		Total estimated cost of the Real estate Project [ 1(i) + 1 (ii) ] of estimated column	Rs.2,16,50,000
3.		Total cost incurred of the Real Estate Project [ (i) + (ii) ] of incurred column	Rs.83,86,560
4.		% Completion of Construction Work (as per Project Architect's Certificate)	40%
5.		Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2%)	
6.		Amount which can be withdrawn from the designated account, total Estimated Cost x Proportion of Cost incurred (Sl. No. 2 x Sl. No. 5)  Less : Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement	Rs.83,86,560
7.		Net Amount which can be withdrawn from the designated account, Designated bank account under this certificate.	A/c.No.916020008220707 IFSC :UTIB0000284

This certificate is being issued for HIRA Compliance for "S & N GROUP (Prop. : Santosh Nande)" and is based on the records and documents produced before me and explanation provided to me by the management of the group.

Yours faithfully,

PRASANTA KUMAR ROY BARMAN  
Chartered Accountant  
Firm Regn. No.308086E

  
(Membership No. : 013905)

