



*M. N. Mitra & Co.*

Chartered Accountants

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12/1/5, Monoharpukur Road  
Kolkata - 700 026

**CHARTERED ACCOUNTANT'S CERTIFICATE**  
(FOR THE PURPOSE OF REGISTRATION OF AN ONGOING PROJECT)

Information as on 04.11.2019

UDIN: 19058346AAAALP9107

Date: 6<sup>th</sup> November 2019

**Subject:** Certificate of amount incurred on **AARAV VILLA** for Construction of AARAV VILLA Project Tower/building(s)/ ...Wing(s) of the Phase situated on Plot bearing Khasra No/ Survey no. / Plot no/R.S. Dag No. 3648, R.S. Khatian No. 58, Mouza Purba Barisha, J.L. No. 23, R.S. No. 43, Touzi No. 3-5, Parganas – Khaspur Under KMC Ward No. 124, Premise No. 451 M.G. Road, Kolkata - 700063. demarcated by its boundaries (latitude 22\*29'29" N and longitude 88\*18'90" E of the end points) to the North \_\_\_\_\_ to the South to the East \_\_\_\_\_ to the West of Village \_\_\_\_\_, Tehsil \_\_\_\_\_, District Kolkata PIN - 700063, Admeasuring more or less 504 sq.m. (7 Kottah Land) area, being developed by **F.M.ENTERPRISE** [Tapan Kumar Das]

**Cost of land & on site construction of Real Estate Project** (All figures in Rs Lakh)

S. No.	Particulars	Total Cost Estimated	Amount incurred (Actual out-flow) up to now
1	2	3	4
1	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (Property is developed under Joint Development Agreement) (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 (if not included in (a) above); (e)		NIL NIL NIL 20130



Contd.....p/2

SUB TOTAL		LAND COST	Rs	20130
2	<b>Project Clearance Fees</b>			
	(a) Fees paid to HIRA			23060
	(b) Fees paid to T&CP Dept.			0.00
	(c) Fees paid to Local Authority (Municipal/ Panchayat)			1018334
	(d) Consultant/Architect Fees (directly attributable to project)			247625
	(e) Any other (specify)			0.00
<b>SUB TOTAL</b>		<b>FEES PAID</b>	<b>Rs</b>	<b>1289019</b>
S. No.	Particulars	Total Cost Estimated (in Lakh)	Amount incurred (Actual out-flow) up to now	
1	2	3	4	
	<b>Cost of Development / Cost of construction</b>			
3	(a) cost of services (water, electricity, to construction site);	142991	142991	
	(b) Depreciation cost of machinery and equipment purchased, or hire and maintenance costs, consumables etc, (so long as these costs are directly incurred in the construction of the concerned project);	0.00	0.00	
	(c) Cost of material actually purchased;	7520800	7581922	
	(d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);	3223200	3101476	
<b>SUB TOTAL</b>		<b>DEVELOPMENT COST</b>	<b>Rs</b>	<b>10886991</b>
4	Total cost permissible for the charging to Designated a/c <b>(Row 1+ Row 2+ Row 3)</b>	10886991	10826389	12135538
5	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	Not Yet Ascertained		
5a	% completion of total project (Completed/Total Area= Completion%) (including cost of land and project clearance fees paid)	Not Yet Ascertained		
6	Total amount received from allottees	Rs.	5490000	
6a	70% Amount to be deposited in Designated Account <b>(0.7*Row 6)</b>	Not opened any such A/c		
7	Amount that can be withdrawn from Designated a/c, i.e. <b>(Row 6a* Row 5a) or (Column 4 of Row 4)</b> , whichever is less (i.e. ....)	Not ascertained		
8	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	N.A.		
9	Balance available in Designated A/c.	N.A.		
10	Amount to be replenished before next quarter submission of CA certificate <b>(0.00)</b>	N.A.		



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This certificate is being issued on specific request of M/s ...**F.M. ENTERPRISE** (Tapan Kumar Das) . (Name of the builder) for HIRA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

UDN: 1905144444444444

Date: 6<sup>th</sup> November 2019

Subject: Certificate of amount incurred on **AARAV VILLA**  
VILLA Project, Forest Road, ...  
No. Survey no / Flat no ...  
21, B.S. No. 43, ...  
M.G. Road, Kolkata ...  
Longitude 88°13'00"  
Latitude ...  
East ...  
Administrative ...  
**F.M. ENTERPRISE** ...



Signature of Chartered...  
Accountant with seal....

For **M. N. MITRA & CO.**  
Chartered Accountants  
FRN : 323814E

**CA M. N. MITRA**  
(Partner)

Name: (CA M.N. Mitra)  
Membership No. 058346

- 6 NOV 2019

**Note:-**

Refer Guideline for Designated Account document and fee details available in **DOWNLOAD** section of RERA Website.

Particulars	Total Estimated	Amount Incurred
1. Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction.		Nil
(2) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any.		Nil
(3) Acquisition cost of TDR (Transfer of Development Right), if any.		Nil
(Property is developed under Joint Development Agreement)		
(4) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards electricity, water charges, registration fees etc. (if not included in (a) above)		20130
(5)		

