



*M. N. Mitra & Co.*

Chartered Accountants

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

Information as on 15.11.2019

UDIN: 19058346AAAAMA1120

Date: 19<sup>th</sup> November 2019

**Subject:** Certificate of amount incurred on **GRAND VILLA** for Construction of **GRAND VILLA Project** Tower/building(s)/ ...Wing(s) of the Phase situated on Plot bearing Khasra No/ Survey no. / Plot no/R.S. Dag No. 46, L.R. Dag No. 59, R.S. Khatian No. 399, L.R. Khatian No. 484,1382,1436, 139, Mouza Ramchandrapur, J.L. No. 31, R.S. No. 334, Touzi No. 416B/1, Parganas – Magura, P.S. – Haridevpur, Under KMC Ward No. 142, Premise No. 290/2, Mahatma Gandhi Road, Kolkata - 700104 demarcated by its boundaries (latitude 22\*28'55.87" N and longitude 88\*20'16.95" E of the end points) to the North \_\_\_\_\_ to the South to the East \_\_\_\_\_ to the West of Village \_\_, Tehsil \_\_, District Kolkata PIN - 700104, Admeasuring more or less 1678.444 sq.m. (More or Less 10 Kottah 4 Chittak 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><u>Land Cost</u></b>   |                      | 200000                                      |
|        | (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;   |                      | NIL   |
|        | (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;   |                      | NIL   |
|        | (c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(Property is developed under Joint Development Agreement)  |                      | 39598                                       |
|        | (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); |                      |   |

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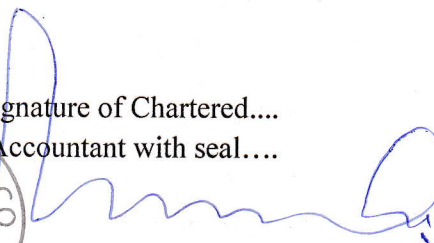


| SUB TOTAL |  | LAND COST                      |   |
|-----------|--|--------------------------------|---|
| Rs        |  | Rs                             |   |
| 2         | <b>Project Clearance Fees</b>  |                                | 239598                                  |
|           | (a) Fees paid to HIRA  | 10000                          | 10000                                   |
|           | (b) Fees paid to T&CP Dept.  | 0.00                           | 0.00                                    |
|           | (c) Fees paid to Local Authority (Municipal/ Panchayat)  | 1229557                        | 1229557                                 |
|           | (d) Consultant/Architect Fees (directly attributable to project)   | 246000                         | 246000                                  |
|           | (e) Any other (specify)  | 0.00                           | 0.00                                    |
|           | <b>SUB TOTAL</b>   | <b>FEES PAID</b>               |   |
|           | Rs   | Rs                             |   |
|           |  | 1485557                        | 1485557                                 |
| S. No.    | Particulars  | Total Cost Estimated (in Lakh) | Amount incurred (Actual out-flow) up to |
| 1         | 2  | 3                              | 4                                       |
|           | <b>Cost of Development / Cost of construction</b>  |                                |   |
| 3         | (a) cost of services (water, electricity, to construction site);   | 0.00                           | 9325                                    |
|           | (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;(Upto Plinth Level)  | 0.00                           | 1512137                                 |
|           | (d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);   | 0.00                           | 527350                                  |
|           | <b>SUB TOTAL</b>   | <b>DEVELOPMENT COST</b>        |   |
| 4         | Total cost permissible for the charging to Designated a/c<br><b>(Row 1+ Row 2+ Row 3)</b>  | 0.00                           | 2048812                                 |
|           |  | 0.00                           | 3773967                                 |
| 5         | % completion of Construction Work completed<br>(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   | 3000000                        |   |
| 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.                           |   |



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.

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



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

**Note:-**

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

| <b>"GRAND VILLA" (Project of F.M. Enterprise)</b>         |                        |                        |                                |                          |         |
|---|------------------------|------------------------|--------------------------------|--------------------------|---------|
| <b>290/2, Mahatma Gandhi Road, Kolkata -104</b>           |                        |                        |                                |                          |         |
| <b>Advance Received against Flat Book till 15.11.2019</b> |                        |                        |                                |                          |         |
| <b>Flats :</b>  |                        |                        |                                |                          |         |
| Name  | total flat/ shop value | Received till 15.11.19 | sq.ft (super built up) & Floor | Total flats in project   | Storied |
| <b>Amit Mondal</b>  | 37,00,000/-            | 30,00,000/-            | sq.ft. , 3rd floor (           | 20 flats                 | G + IV  |
| payment schedule =  | <b>Cheque date.</b>    | <b>Cheque no.</b>      | <b>Amount</b>                  | <b>Bank &amp; Branch</b> |         |
|   | 23.04.2019             | 985135                 | 10,00,000/-                    | S.B.I. (Kabardanga)      |         |
|   | 27.05.2019             | 985136                 | 5,00,000/-                     | S.B.I. (Kabardanga)      |         |
|   | 09.06.2019             | 263683                 | 5,00,000/-                     | S.B.I. (Thakurpukur)     |         |
|   | 06.07.2019             | 263684                 | 10,00,000/-                    | S.B.I. (Thakurpukur)     |         |

