



# MITRA GHOSH & RAY

CHARTERED ACCOUNTANTS

41B SADANANDA ROAD, GROUND  
FLOOR, KOLKATA-700026  
Email: ca.mgr1980@gmail.com

To  
Chairperson / Secretary  
West Bengal Real Estate Authority

Subject: Certificate of Cost Incurred as on 31/12/2024 for Development of Project Name ASHRAY for construction of building / wings of the phase [RERA Registration no. WBRERA/NPR-002861] Situated on Premises No. 20X, K.P. ROY LANE, P.S. GARFA, KOLKATA-700031, Under Word No.- 92.

## C.A. CERTIFICATE

SL NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED/INCURRED
<b>I) LAND COST</b>		
A.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	NIL
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.	NIL
C.	Acquisition cost of TDR (if any)	
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	NIL
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
<b>F. Under Rehabilitation Scheme:</b>		





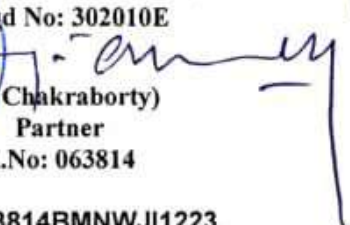
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	including salaries, water supply, sewerage, electricity, drainage etc.		
4.	Payment of taxes Cess etc	NIL	NIL
5.	Interest payable to financial institutions	NIL	NIL
6.	Total Project Cost	1,28,50,000/- (As per Certified Engineers Report)	51,61,239/-
7.	Proportion Of Land Cost & Construction cost to total estimated cost	(1,01,00,000/1,28,50,000) *100=78.60%	(46,88,780/1,28,50,000) *100=36.49%
8.	Amount which can be withdrawn	1,28,50,000/-	1,28,50,000/-
9.	Less amount withdrawn from bank till date	51,61,239/-	51,61,239/-
10.	Net amount that can be withdrawn from bank	76,88,761/-	76,88,761/-

Place: Kolkata  
Date: 29.01.2025

For **Mitra Ghosh & Ray**  
Chartered Accountants  
Regd No: 302010E  
  
(Chakraborty)  
Partner  
M.No: 063814

UDIN: 25063814BMNWJ11223



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