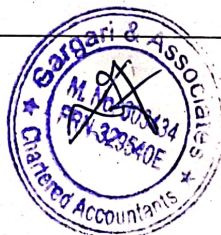


**C.A. CERTIFICATE**

**31-03-2025**

| SL NO.                                 | PARTICULARS                                                                                                                                                                                               | AMOUNT (RS.)<br>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                                                                  | Aastha Construction,<br>Developer : Sujit Das<br>Development Agreement Cum Development<br>Power of Attorney                                                                                                                                                                               |
| 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.        |                                                                                                                                                                                                                                                                                           |
| 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               | Development Agreement Cum Development<br>Power of Attorney Dated: 25 April 2022<br>Stamp duty Rs.7170/-<br>Registration fee Rs.28/-<br>Supplementary Development Agreement<br>Cum Development Power of Attorney<br>Dated: 05 Sep.2022<br>Stamp duty Rs.7170/-<br>Registration fee Rs.28/- |
| E.                                     | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities                                                                                         |                                                                                                                                                                                                                                                                                           |
| <b>F. Under Rehabilitation Scheme:</b> |                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                           |
| i.                                     | Estimated construction cost of rehab building including site development and infrastructure for the same as certified b                                                                                   | 1,20,00,000/-                                                                                                                                                                                                                                                                             |
| ii.                                    | Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA<br>Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered) | 1,20,00,000/-                                                                                                                                                                                                                                                                             |



|      |                                                                                                                                                                                                                            |  |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 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 |  |
| iv.  | Cost of ASR linked premium, fees,                                                                                                                                                                                          |  |
|      | charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation                                                                         |  |
| v.   | Sub - Total of Land Cost                                                                                                                                                                                                   |  |

**TABLE B - DEVELOPMENT COST /COST OF CONSTRUCTION**

| SL. NO | DEVELOPMENT COST / COST OF CONSTRUCTION                                                                                    | ESTIMATED COST                            | COST INCURRED TILL DATE |
|--------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------|
| 1.     | Estimated cost as certified by the Engineer                                                                                | 1,20,00,000/-                             | 1,10,00,000/-           |
| 2.     | Actual cost of construction incurred as per books of account till date                                                     | 1,02,00,000/-                             | 1,10,00,000/-           |
| 3.     | Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc. | 1,20,00,000/-                             | 1,10,00,000/-           |
| 4.     | Payment of taxes Cess etc                                                                                                  |                                           |                         |
| 5.     | Interest payable to financial institutions                                                                                 |                                           |                         |
| 6.     | Total Project Cost                                                                                                         | 1,20,00,000/-                             | 1,10,00,000/-           |
| 7.     | Proportion of land cost and construction cost to total estimated cost                                                      |                                           |                         |
| 8.     | Amount which can be withdrawn                                                                                              | After RERA Account opening Rs. 3,80,000/- |                         |
| 9.     | Less amount withdraw from bank till date                                                                                   | Rs. 11,110/-                              |                         |
| 10.    | Net amount that can be withdrawn from bank                                                                                 | After RERA Account opening Rs. 3,80,000/- |                         |

