



C.A. CERTIFICATE

30-06-2025

SL NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED. INCURRED
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	Aastha Construction, Developer : Sujit Das Development Agreement Cum Development 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 Power of Attorney Dated: 25 April 2022 Stamp duty Rs.7170/- Registration fee Rs.28/- Supplementary Development Agreement Cum Development Power of Attorney Dated: 05 Sep.2022 Stamp duty Rs.7170/- Registration fee Rs.28/-
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	
F. Under Rehabilitation Scheme:		
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 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/-	1,12,80,000/-
2.	Actual cost of construction incurred as per books of account till date	1,02,00,000/-	1,12,80,000/-
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	1,20,00,000/-	1,12,80,000/-
4.	Payment of taxes Cess etc		
5.	Interest payable to financial institutions		
6.	Total Project Cost	1,20,00,000/-	1,12,80,000/-
7.	Proportion of land cost and construction cost to total estimated cost		
8.	Amount which can be withdrawn	After RERA Account opening Rs. 39,71,110.00	
9.	Less amount withdraw from bank till date	Rs. 60,105.82	
10.	Net amount that can be withdrawn from bank	After RERA Account opening Rs. 39,11,004.18	

For, Gargari & Associates.

Chartered Accountant

Debasis

CA. Debasis Gargari
(Proprietor)

M.no- 303434

UDIN: 25303434BMHZCH2138

