



SUJIT RAI & ASSOCIATES
Chartered Accountants

G B Pant Bhawan, 35 Belgachia Road. Kolkata 700 037,
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CERTIFICATE

This is to Certify that M/s Real Developer, Partnership Firm having office at 19A, Mahendra Sreemani Street, Kolkata-700009, Promotor/Developer/Partnership firm of the Proposed Project name "NEER" Situated at 46/c/21, Biplabi Barin Ghosh Sarani, Kolkata-700054

1st Quarter 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	1.15 CR
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.	N.A
C.	Acquisition cost of TDR (if any)	N.A
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	0.08 CR
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N.A
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	N.A
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)	N.A
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	N.A



	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	N.A
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	1.50 CR	1.50 CR
2.	Actual cost of construction incurred as per books of account till date	1.50 CR	1.50 CR
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	0.16 CR INDIRECT COST	0.16 CR
4.	Payment of taxes Cess etc	0.04 CR	0.04 CR
5.	Interest payable to financial institutions	N.A	N.A
6.	Total Project Cost	1.50 CR	1.50 CR
7.	Proportion of land cost and construction cost to total estimated cost		
8.	Amount which can be withdrawn	N.A	N.A
9.	Less amount withdrawn from bank till date	N.A	N.A
10.	Net amount that can be withdrawn from bank	N.A	N.A

For SUJIT RAI & ASSOCIATES

Chartered Accountants

FRN.326850E

Sujit Kumar Rai

SUJIT KUMAR RAI, FCA

Proprietor

M.No. 066409



Date: 3rd day of July 2025

Place: Kolkata

UDIN: 25066409BMLMEX5579