



Punit Agarwal & Associates.

CHARTERED ACCOUNTANTS

C.A. CERTIFICATE

02/01/2025

FOR : "MAA MANASA CONSTRUCTION

SITE: "KALYANI MANSION", 63 P.K. GUHA LANE, KOLKATA -700028.

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	09 KATTAH 02 CHITTAH 33 SQFT :: JOINT VENTURE +RS 75,00,000/- (OUT OF WHICH ALREADY PAID RS 25,00,000 /-)+ LEGAL EXPENSES RS56,000/- BROKERY :: RS 3,25,000/-
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.	EXPENSES INCURRED FOR --ADC:: RS5,48,600/- OTHER MISC MUNICIPAL FEES :: RS 4,04,258/-
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	REGISTRATION COST ON J. V.::RS 40,000/-
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	NA
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)	NA

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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	NA
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	CAUTION MONEY::RS 1,80,464/-.
v.	Sub - Total of Land Cost	RS75,00,000/- +J.V. RATIO 40 % ON 09 KATTAH 02 CHITTAK 33 SQFT

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	RS 5,75,00,000/- EXCLUDING MUNICIPAL FEES .	RS 3,91,69,600/-
2.	Actual cost of construction incurred as per books of account till date		RS35,37,000/- TILL DATE.
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.		RS8,09,000/TILL DATE
4.	Payment of taxes Cess etc	---	MISC TAX RS 50,000/- + CESS RS 1,80,464/-
5.	Interest payable to financial institutions	OWN (SELF) FINANCE.	NIL
6.	Total Project Cost	TOTAL COST RS5,75,00,000/-	3,91,69,600/-
7.	Proportion of land cost and construction cost to total estimated cost	56:44	56:44
8.	Amount which can be withdrawn		RS19,50,000/-
9.	Less amount withdrawn		RS4,20,000/-

	from bank till date		
10.	Net amount that can be withdrawn from bank		RS15,34000/-

For Punit Agarwal & Associates
Chartered Accountants

FRN: 332013E

Punit Agarwal



CA Punit Agarwal
Proprietor
M. No. : 303808
Place: Kolkata