



Punit Agarwal & Associates.

CHARTERED ACCOUNTANTS

C.A. CERTIFICATE

03/05/2024

FOR : U. S. REALTORS

SITE: 'SHIVALAYA'. 189/13, P. K. GUHA ROAD, 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	02 KATTAH :: (PURCHASED VALUE)-RS 45,00,000/- 07 KATTAH14 CHITTAK :: JOINT VENTURE – SECURITY DEPOSIT – RS 4,20,000/- + LEGAL EXPENSES RS 61,000/- BROKERY :: RS 3,00,000/-
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:: RS 6,22,200/- OTHER MISC MUNICIPAL FEES :: RS 3,46,891/-
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 PURCHASED LAND :: 02 KATTAH ::RS 4,20,000/-
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	NA

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	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)	
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 1,67,224/-.
v.	Sub - Total of Land Cost	RS 57,01,000/- + 50% J.V. RATIO ON 7 KOTTAH 14 CHITTAK LAND.

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 4,80,00,000/- EXCLUDING MUNICIPAL FEES .	RS 2,39,30,471/-
2.	Actual cost of construction incurred as per books of account till date	---	1,62,16,200/- TILL DATE.
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	---	7,09,000/TILL DATE
4.	Payment of taxes Cess etc		MISC TAX RS 24,000/- + CESS RS 1,43,956/-
5.	Interest payable to financial institutions	OWN (SELF) FINANCE.	NIL
6.	Total Project Cost	ESTIMATED TOTAL COST	RS 2,39,30,471/-

		:: 5,20,00,000/- + PURCHASED LAND VALUE:: RS 45,00,000/-	
7.	Proportion of land cost and construction cost to total estimated cost	43:57	43:57
8.	Amount which can be withdrawn		RS 28,00,000/-
9.	Less amount withdrawn from bank till date		RS 28,00,000/-
10.	Net amount that can be withdrawn from bank		NIL.

For Punit Agarwal & Associates

Chartered Accountants

FRN: 332013E

Punit Agarwal



CA Punit Agarwal

Proprietor

M. No. : 303808

Place: Kolkata