

C.A. CERTIFICATE

**Name of Promoter: MSL India, Salbari, Behind Brahma Kumari
Meditation Centre, P.O. Sukna now Salbari, P.S. Pradhan Nagar, Dist.
Darjeeling, Pin No. 734002 PAN:ABBFM8647H**

Project Name: Ashirvad Residency

Project Registration No: WBRERA/P/DAR/2024/001226

Quarter Ending: July- September, 2024

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	Rs. 48,000,00.00
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.	Rs. 92,795/-
C.	Acquisition cost of TDR (if any)	Not Applicable
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	Rs 4,07,205.00
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	Not Applicable
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	Not Applicable
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)	Not Applicable
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	Not Applicable

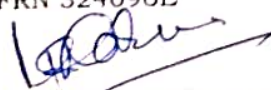
iv.	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	Not Applicable
v.	Sub - Total of Land Cost	Rs. 53,00,000.00

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. 9,00,00,000/-	Rs. 2,14,18,931/-
2.	Actual cost of construction incurred as per books of account till date		Rs. 2,14,18,931/-
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.		Rs. 2,14,18,931/-
4.	Payment of taxes Cess etc		NIL
5.	Interest payable to financial institutions		NIL
6.	Total Project Cost incl. land cost	Rs 9,53,00,000.00	Rs. 2,67,18,931/-
7.	Proportion of land cost and construction cost to total estimated cost	Rs 9,53,00,000.00 @ 100%	
8.	Amount which can be withdrawn	Rs. 2,67,18,931/-	
9.	Less amount withdrawn from bank till date	NIL	
10.	Net amount that can be withdrawn from bank	Rs. 2,67,18,931/-	

This certificate is issued for RERA compliance for the Firm “MSL INDIA – ASHIRVAD RESIDENCY” and is based on the verification of the records and documents produced before us and explanations provided to us by the management of the firm.

For Govinda Sharma & Co.
Chartered Accountants.
FRN 324096E


(CA Govinda Sharma)

Proprietor
Membership no. 059122



Place: Guwahati
Dated: 23/01/2025
UDIN: 25059122BMLXUN9030