

A. R. BISWAS & ASSOCIATES
Chartered Accountants

Haren Mukherjee Road
Hakimpura, Siliguri - 734001
Phone: 94342 33776
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FORM R - 3
[See Regulation 3(4)]

CERTIFICATE BY CHARTERED ACCOUNTANT

Cost calculation of Real Estate Project: THE NEER
RERA Registration No. WBRERA/P/DAR/2025/002617

Sl. No.	PARTICULARS	AMOUNT (RS.) ESTIMATED INCURRED	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	Nil, since under Joint Development Agreement	Nil, since under Joint Development Agreement
B.	Amount of Premium payable to obtain development right, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	Nil	Nil
C.	Acquisition cost of TDR (if any)	Nil	Nil
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.	Nil	Nil
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil	Nil
F. Under Rehabilitation Scheme:			
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified.	Nil	Nil
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) to be considered.	Nil	Nil
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.	Nil	Nil
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.	Nil	Nil
v.	Sub - Total of Land Cost	Nil	Nil





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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.	2,05,07,000	1,94,81,650
2.	Actual cost of construction incurred as per books of accounts till date		1,94,81,650
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage, etc.		1,94,81,650
4.	Payment of Taxes Cess etc.		Included in 1 above
5.	Interest payable to financial institutions		Nil
6.	Total Project Cost	2,05,27,034	1,94,81,650
7.	Proportion of land cost and construction cost to Total Estimated Cost		95%
8.	Amount which can be withdrawn		1,94,81,650
9.	Less amount withdrawn till date of this certificate as per books of accounts and bank.		85,00,000
10.	Net amount which can be withdrawn from separate bank account under this certificate		1,09,81,650

Total cost incurred of the Real Estate Project, as reported above are up to 28.04.2025.

This certificate is being issued for the Project "THE NEER" (RERA registration No.WBRERA/P/DAR/2025/002617) in compliance of the provisions of section 4(2)(1)(D) of the Act and is based on the unaudited books of accounts, records and documents produced before me and explanations provided to me by the management of the Promoter.

Place: Siliguri
Dated: 29.04.2025

For A. R. Biswas & Associates
Chartered Accountants

(Ashis Ranjan Biswas)
Proprietor
Membership 059435
FRN No. 324336E

UDIN - 25059435BMJAIE3179