



To,  
M/s Onkar Group  
Prop. Prahalad Roy Goenka  
161, Rabindra Sarani,  
Kolkata – 700007

Sir,

We hereby certifying that M/s Onkar Group represented by its Prop. Mr. Prahalad Roy Goenka having PAN: ADXPG9161A had incurred expenses or cost related to Project at Ananda Gopal Mukherjee Sarani Road, Benachity, Durgapur – 713 2023 as on 31.12.2024 are as below. We are issuing this certificate on the basis of books and account and other relevant documents produced before us for our verification and on the basis of discussion with management.

We are issuing this certificate for Submission to RERA authority and our liability to issue this certificate is limited to fees charged for the assignment.

SL NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED. INCURRED
<b>I) LAND COST</b>		
A.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	9,50,00,000/-
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.	NA
C.	Acquisition cost of TDR (if any)	NA
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	50,00,000/-
E.	Land Premium payable as per annual statement of rates (ASR) for	NA



	redevelopment of land owned by public authorities	
<b>F. Under Rehabilitation Scheme:</b>		
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
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	NA
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	40,00,00,000/-	
2.	Actual cost of construction incurred as per books of account till date		13,73,00,000/-
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.		13,38,06,900/-
4.	Payment of taxes Cess etc		2,72,492/-
5.	Interest payable to financial institutions		32,20,609/-
6.	Total Project Cost		13,73,00,000/-
7.	Proportion of land cost and construction cost to total estimated cost		47.5%



8.	Amount which can be withdrawn		10,00,000/-
9.	Less amount withdrawn from bank till date		NA
10.	Net amount that can be withdrawn from bank		10,00,000/-

For Gadia Vikash & Co.

Chartered Accountants

FRN: 328867E

Vikash Gadia



(Vikash Gadia)

Partner

M. No. 066575

Date : 20/1/2025

Place: Kolkata

UDIN: 25066575BMLAFT3169