

FORM-3
(See Regulation 7(a))

CHARTERED ACCOUNTANT'S CERTIFICATE
(For registration of a project and subsequent withdrawal of money)

1. Name of the Project and location details: EMERALD TOWER situated on the Premises No. 230, Bangur Avenue Block-B, Kolkata - 700055, P.S - Laketown, Under South Dum Dum Municipality, Ward No. 29, Dist - North 24 Parganas, West Bengal
2. West Bengal Real Estate Regulatory Authority Registration No. WBRERA/P/NOR/2024/001291 dated

Sl.No.	Particulars	Amount(inRs.)	
		Estimated (column-A)	Incurred and Paid (Column-B)
1	(I) Land Cost:		
(a)	Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost		30,00,000.00
(b)	Amount of Premium payable to obtain development rights, FSI, additional FSI, and any other incentive under DR from Local Authority or State Government or any Statutory Authority		44,64,216.00
(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. and		79,52,219.00
(e)	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.		
(f)	Under Redevelopment/ Rehabilitation Scheme:		
(i)	Estimated construction cost of redeveloped/ Rehab building including site development and infrastructure for the same as certified by Engineer (Column-A)	-	-

(ii)	Actual Cost of construction of redeveloped/ rehab building incurred as per the books of accounts as verified by the CA(Column-B) 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 or legal /illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost.	-	-
(iv)	Fees, charges and security deposits or maintenance deposits, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
	Sub-Total of LAND COST		1,54,16,435.00
Sl.No.	Particulars	Amount(inRs.)	
		Estimated (column-A)	Incurred and Paid (Column-B)
(II)	Development Cost /Cost of Construction:		
a.	(i) Estimated Cost of Construction as certified by Engineer (Column-A)	10,00,00,000	
	(ii) Actual Cost of Construction incurred and paid as per the books of accounts as verified by the CA (Column-B) Note:(for adding cost of construction incurred, Minimum of (i) or (ii) is to be considered)		2,09,81,566.59
	(iii) on-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants' fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		1,60,84,628.47
b.	Payment of Taxes, cess, fees, charges, premiums, Interest etc. to any Statutory Authority		
c.	Interest payable to financial institutions, Scheduled banks, non-banking financial institution		



	On construction funding or money borrowed for construction:		
	Sub-Total of Development Cost	10,00,00,000	3,70,66,195.06
2.	Total Estimated Cost of the Real Estate Project (1(I)+1(II) of Estimated column –A		10,00,00,000.00
3.	Total Cost Incurred and Paid of the Real Estate Project (1(I)+1(II)) of Incurred and Paid Column –B		5,24,82,630.06
4.	Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		As per Architect's Certificate
5.	Proportion of the Cost incurred and paid on Land Cost and Construction Cost to the Total Estimated cost (Sl.No.3/2)		52%
6.	Amount which can be withdrawn from the Designated Account: Total Estimated Cost x Proportion of cost incurred and paid (Sr. number 2 x Sr. number 5)		
7.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		

For Shyamsukha Amit & Associates
Chartered Accountants
Firm Registration No. 324516E

Niraj Kumar Saraf

Niraj Kumar Saraf, FCA
(Partner)

Membership No. 314517

Certificate No: 0002/2025-26

UDIN: 25314517BMLFQO9980

Place: Kolkata

Dated: 09th Day of April 2025

