

CA CERTIFICATE
FOR JASODA HEIGHTS PRIVATE LIMITED

09.04.2025

SITE: 67, BADRA, BAROARITALA ROAD BYE LANE, KOLKATA-700079

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	5 COTTAH 1 CHITTACK (OWNER'S ALLOCATION- 3100 SQ. FT. @ RS. 3000/SQ.FT) TOTAL AMOUNTING RS. 93,00,000 + SECURITY DEPOSIT 10,000 + LEGAL EXPENSES RS. 20,000 & BROKERAGE RS. 2,50,000 AS DECLARED BY THE DIRECTORS
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 ADVOCATE & OTHER MUNICIPAL COST RS. 4,82,000
C.	Acquisition cost of TDR (if any)	N.A
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 JD AGREEMENT : RS. 12,297
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N.A
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	N.A

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)	N.A
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	N.A
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	N.A
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	RS. 1,76, 84,000 AS CERTIFIED BY MR. MANAS KUMAR DEY CIVIL ENGINEER (DIP.)	RS.22,71,043.75 AS CERTIFIED BY MANAGEMENT
2.	Actual cost of construction incurred as per books of account till date	N.A	RS.22,71,043.75 AS CERTIFIED BY MANAGEMENT
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	N.A	RS. 2,34,000 AS CERTIFIED BY MANAGEMENT
4.	Payment of taxes Cess etc	N.A	RS.6,200/-
5.	Interest payable to financial institutions	N.A	N.A
6.	Total Project Cost	LAND COST RS. 95,80,000 ESTIMATED COST OF CONSTRUCTION AS PER CIVIL ENGINEER RS. 1,76,84,000/-	RS.22,71,043.75 AS CERTIFIED BY MANAGEMENT
7.	Proportion of land cost and construction cost to total estimated cost	LAND COST 95:272 CONSTRUCTION COST 176:272	LAND COST 95:272 CONSTRUCTION COST 176:272
8.	Amount which can be withdrawn	N.A	RS.32,10,000/-



9.	Less amount withdrawn from bank till date	N.A	RS. 22,71,043/-
10.	Net amount that can be withdrawn from bank	N.A	RS. 9,38,957/-

For Pandey Vikash & Associates
Chartered Accountants
FRN-330479E

V.K.P. 14

CA. Vikash Pandey
Proprietor
M.No-312685

