

SUB.: C. A. Certificate of **M/s. SAPTACON (PAN : AHRPD6479Q)** till 31.12.2024 of a Project Namely **VIP PLAZZA** (Block-1, 2 & 3) situated at Mouza: Raghunathpur, J.L. No. - 8, R.S. No. - 134, Touzi No.-3027, R.S. /L.R. Dag No.- 222, 225. 226. 227, 228, L. R. Khatian No.- 3409, 3410, 119/1, 279/1, 1607/1, 3824, 3825, 3826, 3827, 3828, 3829, 3394. 3395, 633/1, 3020, 3021, 3022, 3930, 3931, 3846, 3945, 3947, 2492, 3591, 3623, 3939, Ward No.- 09, P.S. - Baguiati, under Bidhan Nagar Municipal Corporation, Dist.- North 24 pgs.

C. A. CERTIFICATE

SL NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED. INCURRED AS ON 31.03.2025
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.42,07,242/=
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.	NIL
C.	Acquisition cost of TDR (if any)	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.	Rs.2,49,270/=
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
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	Rs.44,56,512/=

TABLE B – DEVELOPMENT COST /COST OF CONSTRUCTION

SL. NO.	DEVELOPMENT COST/ COST OF CONSTRUCTION	ESTIMATED COST	COST INCURRED TILL 31.12.25
1.	Estimated cost as certified by the Engineer	Rs.11,02,85,786/=	Rs.9,98,34,586/=
2.	Actual cost of construction incurred as per books of account till date	Rs.11,82,34,560/=	Rs.10,05,29,340/=
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	Rs.12,52,37,600/=	Rs.10,26,35,427/=
4.	Payment of taxes Cess etc		

9831277164/ 9775160633

casneha33@gmail.com

28/B Madan Mohan Talia Street.

Kolkata-700005



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SNEHA AGARWAL & ASSOCIATES

Chartered Accountant

5.	Interest payable to financial Institutions		
6.	Total Project Cost		
7.	Proportion of land cost and construction cost to total estimated cost		
8.	Amount which can be withdrawn		
9.	Less amount withdrawn from bank till date		
10.	Net amount that can be withdrawn from bank		

For M/s Sneha Agarwal & Associates

Chartered Accountants

Firm Registration No. 333486E

Sneha Agarwal

SNEHA AGARWAL

Membership No. 361961

UDIN : 25316961BMNWXI3638

Date : 07/04/2025



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