



**C.A. CERTIFICATE**

RERA REGISTRATION NO: WBRERA/P/NOR/2023/000903

PROJECT ID: WBRERA/NPR-001027

PROJECT NAME: BHAGIRATHI PALACE

ADDRESS: 3A, RAI MATHURA NATH CHOWDHURY STREET, KOLKATA- 700 036

STATEMENT AS ON 31ST DECEMBER 2023		
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	40,00,000.00
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.	N A
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	N A
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N A
<b>F. Under Rehabilitation Scheme:</b>		
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	40,00,000.00

**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	6,90,00,000.00	
2	Actual cost of construction incurred as per books of account till date		1,63,85,000.00
3	Total Expenditure for development of entire project including salaries, water supply, sewerage,electricity, drainage etc		-
4	Payment of taxes Cess etc		3,15,000.00
5	Interest payable to financial institutions		-
6	Total Project Cost		2,07,00,000.00
7	Proportion of land cost and construction cost to total estimated cost		30.00%
8	Amount which can be withdrawn		6,90,00,000.00
9	Less amount withdrawn from bank till date		2,07,00,000.00
10	Net amount that can be withdrawn from bank		4,83,00,000.00

This certificate is being issued for RERA compliance for the Company SAHA DEVELOPERS for the Projects: BHAGIRATHI PALAC and is based on Management information and explanation provided to me by the management of the company.

Your's Faithfully,

For Gargari & Associates.

Chartered Accountants

*Debasis Gargari*

CA Debasis Gargari

(Proprietor)

UDIN: 25303434BMHWNI4837

DATE: 29/01/2025

PLACE : RISHRA