



CAPS & ASSOCIATES

Chartered Accountants

TO WHOM IT MAY CONCERN

UDIN - 26304029NATAWA3603

I, sri **Arnab Chakraborty**, CA to the M/s Orchid Developer, a which is going to deliver the Residential & Commercial project namely "**GOLF ORCHID RESIDENCY**"(Project Name) lying and situated at Uday Sankar Sarani, P.S.- Golf Green, Kolkata – 700033, Word no. 94, would like to certify that I have audited the firm's standalone financial statement to the best of our information and documents produced before us by the promoter/firm regarding the project mentioned above for the March'26(Quarter Name) Quarter of the year 2026 as per clause no. 4 and 6 of the FORM B affidavit, submitted by the promoter/firm at the time of registration of the aforementioned project which comes under section 3(4) of the Real Estate (Regulation and Development) Act, 2016. We have here with attached the quarterly audit report of M/S Orchid Developer (Firm name) for the particular project namely "**GOLF ORCHID RESIDENCY**" as per the Real Estate (Regulation and Development) Act, 2016 and West Bengal Real Estate (Regulation and Development) Rules, 2021.

For CAPS & ASSOCIATES
Chartered Accountants
Firm Reg. No: 329471E



CA Arnab Chakraborty, Partner
Membership No. 304029

Date-05-05-2026

Place- Kolkata

Kolkata Office

357/1C Prince Anwar Shah Road Lake
Gardens More, Kolkata-700068 Phone:
033-40648152, Mobile: 9800222671

Tripura Office

North Joynagar, Near Pranabananda
Vidya Mnadir, Agartala, West
Tripura-799001 Mobile: 09436130810

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.	Rs. 4,17,79,720/-
B. Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area, and may other incentive under DCR from Local Authority or State Government or any Statutory Authority.	
C. Acquisition cost of TDR (if any)	
D. Amount 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. 33,42,829/-
E. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	
F. Under Rehabilitation Scheme: i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified b. ii. Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA. 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 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
Sub – Total of Land Cost	Rs. 4,51,22,549/- (Four Crores fifty one Lakhs Twenty Tow Thousand Five Hundred Forty Nine Only.)



TABLE B - DEVELOPMENT COST / COST OF CONSTRUCTION

II) DEVELOPMENT COST / COST OF CONSTRUCTION	ESTIMATED COST	COST INCURRED TILL DATE
1) Estimated cost as certified by the Engineer	Rs. 4,37,50,000/-	
2) Actual cost of construction incurred as per books of accounts till date.		
3) Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	Rs. 7,01,675/-	Rs. 7,01,675/-
4) Payment of taxes Cess etc.	Rs. 4,25,000/-	Rs. 3,50,000/-
5) Interest payable to financial institutions.	NA	NA
6) Total Project Cost	Rs. 8,99,99,224/-	4,61,74.224/-
7) Proportion of land cost and construction cost to total estimated cost	Rs. 8,88,72,549/-(99% of total project estimated cost)	Rs. 4,51,22,549/-(87% of total project estimated cost)
8) Amount which can be withdrawn.	NA	NA
9) Less amount withdrawn from bank till date.	NA	NA
10) Net amount that can be withdrawn from bank.	NA	NA

CA ARNAB CHAKRABORTY

Chartered Accountant

for CAPS & ASSOCIATES

357/1C, Prince Anwar Saha Road, Lake Gardens

Kolkata -700068

Membership No. 304029, FRN No.0329471E

UDIN - 26304029NATAWA3603

