

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on: 01.01.2025

Certification work Assigned vide letter No. - Nil Dated :-25.12.2024

Subject: Certificate of amount incurred on PUSHPA for Construction of G+IV Residential Building situated at Premise No. 1/375, Garlahat Road, Ward No. 99, Borough No - X, Dist. Kolkata Municipality, P.S. Lake, West Bengal - 700068 West Bengal Real Estate Development Authority, District -Kolkata Municipality, PIN -700075, admeasuring 347.899 sq. meter area, being developed by PRASANTAL KUMAR DAS [Promoter] having RERA Registration No. WB/RERA/P/1001/2024/7001287 dated 28/09/2024, Designated A/C No. 00210209000755 Bank Name Bank of Baroda

S.No.	Particulars	Amount in Rs Total Cost Estimated	Amount in Rs Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), 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. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI - MCLR)" on money borrowed for purchase of land and also to Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	0	0
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	0	0
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	2,22,66,724	1,69,12,433
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,22,66,724	1,69,12,433
3B	Cost of construction incurred (As Certified by Project Engineer)	31,46,970	-
3C	Total Construction Cost (Lower of 3A and 3B.)	31,46,971	1,69,12,433
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	31,46,972	1,69,12,433
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,22,66,724	1,69,12,433
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		14.13%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%		75.95%
7	Total amount received from allottees till date since inception of the Project (in Rs.)		40,00,000
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		28,00,000
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost incurred on the Project) (Column 3 of Row 4 * Row 6)		1,69,12,433
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		5,00,000
11	Balance available in Designated A/c.		1,64,12,433
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		1,64,12,433

This certificate is being issued on specific request of M/s PRASANTA KUMAR DAS (Promoter) for WB/RERA compliance. The certification is based on the information and records produced before me and is true to the best of our/my knowledge and belief.

For Mukul Kumar Sarkar & Co.
 Chartered Accountant
 Mukul Kumar Sarkar

Mukul Kumar Sarkar



(Proprietor)
 Membership No. 055588
 FRN: 331843E
 UDIN: 2505588BMLBOG9279
 Dated : 7th January, 2025