MUKUL KUMAR SARKAR & CO. CHARTERED ACCOUNTANT

185, Ujjal Park, Brahmapur, Kolkata-700096.

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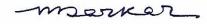
		Form — 5	
A STATE OF THE STA	CHARTERED ACCOUNTANT'S CERTIFICATE		
(FOR THE PURPOSE OF V	VITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF F	PROJECT)	
Information as on: 01.01.2025		I I	
Certification work Assigned vide letter No Nil	Dated :-25.12.2024		

Subject: Certificate of amount incurred on PUSHPA for Construction of G+IV Residential Building situated at Premise No. 1/378, Gariahatt Road, Ward No. 93, 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[Premoter] having RENA Registrerizen No. . WISSERNAJP/NOL/2024/001287 insted 18/03/2024 , Designated A/C No. 00210200000755
Bank Name Bank of Baroda

		Amount in Rs	Amount in Rs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till
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 Ft; Scheduled Banks, NRFC and Turnscured Loan at State Bank of India - Marginal cost of Fund based lending Rate (561-MCLR)* on money horrowed for purchase of land and also to Competent Authority.		
	SUB TOTAL LAND COST (in Rs.)	0	
S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly antributable to project) (d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	0	0
34	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 Woges (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.) pold to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	-	•
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Now 3C +3D)	31,46,972	1,69,12,433
4	TOTAL COST OF PROJECT (Row 1+ Row Z+ Row 3)	2,22,66,724	1,69,12,433
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Cortificate)	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*Repor 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	
	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 (Ross 9 - Ross 10)		1,64,12,433

1. This certificate is being issued on specific request of M/s PRACANTA KUMAR DAS (Promoter) for WERERA 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



(Proprietor) Membership No. 055588 FRN: 331843E UDIN: 25055588BMLBOO

UDIN: 25055588BMLBOG9279 Dated: 7th January, 2025

