

ARCHITECT'S CERTIFICATE

(To be submitted for withdrawal of Money from Designated Account)

Date-29/08/2019

To,

M/s Akanshaa
138, Nediara Para Road,
P.O. Krishnanagar,
P.S. Kotwali, Dist. Nadia,
West Bengal – 741101

Subject: Certificate of Percentage of Completion of Construction Work of the Project Akanshaa [WBHIRA Application Number – NPR-00827] situated on the 3, D. L. Roy Road, Krishnanagar, Ward No. 16, Nadia, West Bengal – 741101 admeasuring 1209.27 sq. mts. are being developed by M/s Akanshaa.

Sir,

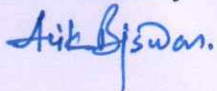
I/ We have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Project Akanshaa [WBHIRA Application Number – NPR-00827] situated on the 3, D. L. Roy Road, Krishnanagar, Ward No. 16, Nadia, West Bengal – 741101 admeasuring 1209.27 sq. mts. are being developed by M/s Akanshaa.

Following technical professionals are appointed by Owner / Promoter :—

- (i) Mr. Avik Biswas as Licensed Building Surveyor;
- (ii) Mr. S. K. Majumdar as Structural Engineer;
- (iii) _____ as Chartered Engineer.

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the Real Estate Project as applied *vide* number NPR-00827 under WBHIRA is as per table A enclosed herewith.

Your's Faithfully



(_____)

Architect License No.

Encl: Table A.

AVIK BISWAS

Structural Engineer

L.B.S. (B.Tech) K.M

Reg. No.-03 of 2018-19

Sastitala Krishnagar

Based on Site Inspection, with respect to the aforesaid Real Estate Project, I certify that as on the date certificate, the Percentage of Work done for the Real Estate Project as applied vide number NPR-0082: WBHIRA is as per Table A .

TABLE A

Akanshaa

Sr. No.	Tasks / Activity	
1	PILING WORKS, SUB STRUCTURE , SUPER STRUCTURE , WATER RESERVOIR & FIRE TANK , U.C BALLAH PILING FOR BASEMENT & TANK, ANTITERMITE TREATMENT , DOOR & AL. WINDOW WORKS, STRUCTURAL GLAZING, TILES & FLOORING WORKS , WATER PROOFING/GROUTING /DOWN SLAB CASTING , FALSE CEILING WORKS , PLASTER OF PARIS WORK, ELEVATION TREATMENT, PAINTING WORK, STAIR RAIL, LOUVER, GRILL & MAIN GATE , ELEVATOR WORKS, FIRE FIGHTING& PROTECTION WORK, ELECTRICAL WIRING, SWITCHING & CABLING WORKS, TRANSFORMER INSTALLATION & CABLE TRENCH, LIGHTNING ARRESTER & AVIATION LIGHT, DUAL PLUMBING & SANITARY WORKS, BORE WELL WORKS, HVAC WORKS, SEWAGE TREATMENT PLANT, WATER TREATMENT PLANT, DRIVE WAY CONCRETING, PAVER BLOCK ON DRIVE WAY, LANDSCAPING & HORTICULTURAL WORKS, BOUNDARY WALL & GATE GUMTY, OPERATIVE EXPENSES	34.75%

Yours Faithfully

Avik Biswas

(License No.)

AVIK BISWAS
 Structural Engineer
 L.B.S. (B.Tech) F.M
 Reg. No.-03 of 2018-19
 Sastitala Krishnagar

Engineer's Certificate

Date: 29/08/2019

To,

M/s Akanshaa.
138, Nediara Para Road,
P.O. Krishnanagar,
P.S. Kotwali, Dist. Nadia,
West Bengal – 741101

Subject : Certificate of Cost Incurred for Development and Construction of the Project Akanshaa [WBHIRA Application Number – NPR-00827] situated on the 3, D. L. Roy Road, Krishnanagar, Ward No. 16, Nadia, West Bengal – 741101 admeasuring 1209.27 sq. mts. are being developed by M/s Akanshaa.

Sir,

I/ We have undertaken assignment of certifying Estimated Cost for the Real Estate Project Akanshaa [WBHIRA Application Number – NPR-00827] situated on the 3, D. L. Roy Road, Krishnanagar, Ward No. 16, Nadia, West Bengal – 741101 admeasuring 1209.27 sq. mts. are being developed by M/s Akanshaa.

1. Following technical professionals are appointed by Owner / Promoter :—

- (i) Mr. Avik Biswas as Licensed Building Surveyor;
- (ii) Mr. S. K. Majumdar as Structural Engineer;
- (iii) Mr. S. K. Majumdar as Chartered Engineer.

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Avik Biswas quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Cost of Construction of the project under reference as Rs. 7,35,05,983.00. The Estimated Total Cost of Construction is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Krishnanagar Municipality** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. 2,55,43,976.00. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Krishnanagar Municipality** is estimated at Rs. 4,79,62,007.00.

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A below :

TABLE A
Akanshaa

Sr. No. (1)	Particulars (2)	Amounts (3)
1	Total Estimated Cost of Construction of the Project as on date of Registration is	Rs. <u>7,35,05,983.00</u>
2	Cost incurred as on _____ (based on the Estimated cost)	Rs. <u>2,55,43,976.00</u>
3	Work done in Percentage (as Percentage of the estimated cost)	<u>34.75</u> %
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>4,79,62,007.00</u>

Yours Faithfully,

Avik Biswas.

Signature of Engineer.

(Licence No.)

AVIK BISWAS
Structural Engineer
L.B.S. (B.Tech) K.M
Reg. No.-03 of 2018-19
Sastitala Krishnagar

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Date: 04/09/2019

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project WBHIRA Application Number: **NPR-00827**

Project Name: **Akanshaa**

Sr. No.	Particulars	Amount (Rs.)	Amount (Rs.)
		Estimated	Incurred
1			
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.	1,64,50,999.00	1,64,50,999.00
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.	-	-
c.	Acquisition cost of TDR (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 .	21,91,266.00	21,91,266.00
	SUB-TOTAL OF LAND COST	1,86,42,265.00	1,86,42,265.00

ii.	Development Cost/ Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer.	7,35,05,983	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		2,55,43,976
Note:	(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
b.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	-	-
	SUB-TOTAL OF DEVELOPMENT COST	7,35,05,983	2,55,43,976



2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	9,21,48,248	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		4,41,86,241
4	% completion of Construction Work % (as per Project Architect's Certificate)		34.75%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		47.95%
6	Amount Which can be withdrawn from the Designated Account.		4,41,86,241
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		-
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		4,41,86,241

This certificate is being issued for WBHIRA Registration for the partnership firm **M/s Akanshaa** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm.

Yours Faithfully,
For G. K. Lodha & Co.
Chartered Accountants

Gopal Krishna Lodha
CA Gopal Krishna Lodha

M. No.: 415671

FRN: 329866E

UDIN: 19415671AAAAAJ1462

