ANIL MALANI & ASSOCIATES
Chartered Accountant

80 B S N Chatterjee Road

Kolkata – 700 034 (W.B)

Cost of Real Estate Project State RERA Registration No. BRERAP12806-02/202/R-1783/2024

Project Name – Saraswati Enclave

Sl. No.	Particulars		Amount (in Rs.)	
			Estimated (Column-A)	Incurred & Paid (Column-B)
	i	**Land Cost:**		
	a	Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred of payable on Land Cost and legal cost.	NIL	NIL
	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.	NIL	NIL
	c	Acquisition cost of TDR (if any)	NIL	NIL
	d	Amounts payable to State Government or Competent Authority of any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fee etc.	NIL	NIL
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by Public Authorities.	NIL	NIL
	f	**Under Rehabilitation Scheme:**		
	(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (**in Column-A)**	NIL	NIL
	(ii)	Actual cost of construction of rehab incurred as per the books of accounts as verified by the **CA (in Column-B). Note : (For total cost of construction incurred, Minimum of (i) or (ii) is to be considered)**	NIL	NIL
	(iii)	Cost towards clearness 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.	NIL	NIL
	(iv)	Cost of ASR linked premium, fees, charges and security deposit or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NIL	NIL
		Sub-Total Land Cost	NIL	NIL
	ii	**Development cost / cost of construction :**		

ANIL MALANI & ASSOCIATES M.No: 066279 Chartered Accountants

ANIL MALANI & ASSOCIATES
Chartered Accountant

80 B S N Chatterjee Road

Kolkata – 700 034 (W.B)

	a (i)	Estimated cost of construction as certified by Engineer (Column-A).	30555720	
	a (ii)	Actual cost of construction incurred as per the book of accounts as verified by the CA (Column-B). Note: - **(For adding to total cost of construction incurred , minimum of (i) or (ii) is to be considered).**		26303550.00
	a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant fees , site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) , cost of machineries and equipment including its hire and maintenance cost , consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	NIL	NIL
	b.	Payment of taxes, cess, fees, charges, b premiums, interest etc to any Statutory Authority.	NIL	NIL
	c.	Interest payable to financial institution , scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction :	NIL	NIL
		Sub-Total of development cost	**30555720**	26303550.00
2		Total estimated cost of the Real Estate Project I (i) + I (ii) of Estimated Column –A.	30555720	
3		Total Cost Incurred and Paid of the Real Estate Project I (i) + I (ii) of incurred Column –B.	26303550.00	
4		Percentage of completion of construction work (as per Project Architect's Certificate on completion of Project).	86.08%	
5		Proportion of the cost incurred on Land Cost and Construction Cost to the total Estimated Cost (3/2).	86.08%	
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. Number 2 * Sr. Number 5)	26303550.00	
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.	26303550.00	

This certificate is being issued for RERA compliance for the company **Shivmaati Construction Pvt Ltd.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

ANIL MALANI & ASSOCIATES
M.No: 066279
Chartered Accountants

ANIL MALANI & ASSOCIATES
Chartered Accountant

80 B S N Chatterjee Road

Kolkata – 700 034 (W.B)

For ANIL MALANI & ASSOCIATES
Chartered Accountants
FRN: 329096E



CA ANIL MALANI
Proprietor
ICAI M.No: 066279

Place: Kolkata
Date: 13.10.2026
UDIN: 26066279HPMTRS4558