



Ankit Hansaria & Co

Chartered Accountant

Shikhadeep Building, Ground Floor
Opposite Everest Carriers
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This is to certify the figures provided in the annexed schedules of M/s. Sunshine Realtors, Address D B C Road, Deshbandhu Para, P.O. Siliguri-734004, having PAN AEXFS6661J.

SEVOKE ROAD,
SILIGURI, the 05th day of July, 2025

For ANKIT HANSARIA & CO.
CHARTERED ACCOUNTANTS



Ankit Hansaria
PROPRIETOR
(Membership No. 301195)
(Firm Registration No 327463E)
UDIN: 25301195BMJHOK1437

C.A. CERTIFICATE -GANGA NARAYAN APARTMENT-1

JUNE-2025

SL NO.	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	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
C.	Acquisition cost of TDR (if any)	NIL
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	NIL
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NIL
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	NIL
ii.	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	NIL
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	NIL



	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	
v.	Sub - Total of Land Cost	

TABLE B - DEVELOPMENT COST / COST OF CONSTRUCTION

SL. NO.	DEVELOPMENT COST / COST OF CONSTRUCTION	ESTIMATED COST	COST INCURRED TILL DATE
1.	Estimated cost as certified by the Engineer	Rs. 1,06,10,000.00	Rs.31,83,000.00
2.	Actual cost of construction incurred as per books of account till date	Rs.31,83,000.00	
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	Rs. 2,50,000.00	
4.	Payment of taxes Cess etc	NIL	
5.	Interest payable to financial institutions	NIL	
6.	Total Project Cost	Rs. 1,06,10,000.00	
7.	Proportion of land cost and construction cost to total estimated cost		
8.	Amount which can be withdrawn		
9.	Less amount withdrawn from bank till date		
10.	Net amount that can be withdrawn from bank		

SEVOKE ROAD,
SILIGURI, the 05th day of July, 2025

For ANKIT HANSARIA & CO.
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