



KESHRI G.K & ASSOCIATES
G-18 BANERJEE PARA, KOLKATA, GARIA-700084
MAIL: CAGAUTAMKESHRI@GMAIL.COM

C.A. CERTIFICATE

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	JOINT VENTURE PROJECT
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





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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 Transit Accommodation, overhead cost	NIL
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	NIL
v.	Sub - Total of Land Cost	NIL

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	1,50,26,000.00	35,43,294.00
2.	Actual cost of construction incurred as per books of account till date		35,43,294.00
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.		35,43,294.00
4.	Payment of taxes Cess etc		NIL
5.	Interest payable to financial institutions		NIL
6.	Total Project Cost	1,50,26,000.00	35,43,294.00
7.	Proportion of land cost and construction cost to total estimated cost		NIL
8.	Amount which can be withdrawn		NIL
9.	Less amount withdrawn from bank till date		NIL
10.	Net amount that can be withdrawn from bank		NIL





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TO WHOM IT MAY CONCERN

CERTIFICATE

This is to certify that we have examined the books of accounts of M/s Kalyani Realtors Address H/572, East Vivekananda Pally, Siliguri, Darjeeling, West Bengal, 734001, having PAN BNMPS6335L. As per our examination of books and information provided to us, we certify the figures provided in the annexed schedules.

For, KESHRI GK & ASSOCIATES
CHARTEREDACCOUNTANT
Firm Registration No: 330669E

(CA GAUTAM KUMAR KESHRI)
Proprietor
Membership No: 302650
UDIN: 25302650BMHJLO2177
Date: 03.04.2025

