

TO WHOM IT MAY CONCERN

CERTIFICATE

Is to certify that we have examined the books counts of M/s KOTIRATAN BUILDCON PRIVATE LIMITED, address: MUZAFFAR AHMED SARANI PAKURTALA MORE, ASHRAMPARA, Darjeeling, SILIGURI, West Bengal, India, 734001 having PAN : AAECK6383K. As per our examination of books an provided to us, we certify the figure vided in the annexed schedules.

C.A. CERTIFICATE of PARWATI RESIDENCY at 31-MARCH'25

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	4,73,08,800/-
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)	2,81,51,941.98/-
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	
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	4,73,08,800/-

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	4,73,08,800/-	
2.	Actual cost of construction incurred as per books of account till date		2,75,08,489.98/-
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.		6,43,452.00/-
4.	Payment of taxes Cess etc		
5.	Interest payable to financial institutions		
6.	Total Project Cost	331200000/-	
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		

For R K Bihani & Associates
Chartered Accountants
FRN No. 320078E



(R K Bihani)
Proprietor

M.No. 054997

UDIN: 25054997BMHZHU8301



Date: 30.01.2025

Place: Siliguri