



Certification of Confirmation by Management

I Sourav Banerjee (PAN :ACVPB4024G) proprietor of Prime Builders, having its office at Ashutosh Mukherjee Road, College Para, Siliguri-734001, having ongoing residential project at ward No. 27, Neli Sengupta Road, Babupara, Siliguri – 734004. Hereby certify and declare that the figures provided in the annexed schedules have been compiled as per our books of accounts till 31st July, 2024 and are correct to the best of my knowledge.

PRIME BUILDERS
Sourav Banerjee
Proprietor

For Prime Builders
(Proprietor)

Chartered Accountant Certificate

As per the Information & records produced before us and on verification & clarification provided by the Management, we certify that the same has been found in accordance therewith.

Date :26/12/2024

Place : Siliguri

UDIN :: 24316211BKCBQ59777

For P.C. Maskara & Co.

Chartered Accountants

Firm Reg No. 306073E

CA Keshav Agarwal

(Partner)

Membership No. 316211



SLNO.	PARTICULARS	AMOUNT (RS.) ESTIMATED. INCURRED
I) LANDCOST		
A.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	NOT APPLICABLE, SINCE IT IS A 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.	NOT APPLICABLE
C.	Acquisition cost of TDR (if any)	NOT APPLICABLE
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	NOT APPLICABLE
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NOT APPLICABLE
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified	NOT APPLICABLE
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)	NOT APPLICABLE
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	NOT APPLICABLE
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	NOT APPLICABLE
v.	Sub-Total of Land Cost	NOT APPLICABLE



TABLE B – DEVELOPMENT COST /COST OF CONSTRUCTION

SL. NO.	DEVELOPMENT COST / COST OF CONSTRUCTION	ESTIMATED COST (Note :: As Certified by Engineer)	COST INCURRED TILL DATE
1.	Estimated cost as certified by the Engineer	5.2 Cr	N. A
2.	Actual cost of construction incurred as per books of account till date	3.35 Cr	2.66 Cr
3.	Total Expenditure for development in the nature of salaries, water supply, sewerage, electricity, drainage etc.	0.15 Cr	0.12 Cr
4.	Payment of taxes Cess etc	N. A	N. A
5.	Interest payable to financial institutions	N. A	N. A
6.	Total Project Cost	3.50 Cr	2.78 Cr
7.	Proportion of land cost and construction cost to total estimated cost	N. A	N. A
8.	Amount which can be withdrawn	N. A	N. A
9.	Less amount withdrawn from bank till date	N. A	N. A
10.	Net amount that can be withdrawn from bank	N. A	N. A

Note :: Estimated Cost have been given on the basis of Engineer Certificate issued by Mr. Aniruddha Sanyal, M. Arch(JU), Architect & Urban Designer (COA Regd No. CA/ 98/22866). *Certificate has been attached.*

