

R S MALPANI & ASSOCIATES

Partner: Pushpak Sinhal, Sonam Mundra, Govind Malpani & Ravi Sankar Malpani

HO: FLAT NO 5B, H M APARTMENT, S J Road, Athgaon, Guwahati, PIN - 781001

Branch: Above Diamond Queen Jewelers, 1st Floor, Sethsrilal Market, Siliguri, West Bengal,
PIN - 734001

Mobile: + 91 98324 62935; +91 99246 11191; +91 97357 89222

Email: rsmalpaniandassociates@gmail.com

CERTIFICATE

This is to certify that we have examined the Books of Accounts of Kalyan Mitra, of Netaji Pally, Rabindra Sarani, Siliguri 734006. Having PAN : AJIPM7841E. As per our examination of Books and information provided to us, we certify the figures provided in the annexed schedules.

For R S MALPANI AND ASSOCIATES

Chartered Accountants

FRN : 0327524E



Ravi Sankar Malpani

(Partner)

M. No. : 300523

Place : Siliguri

Date: 01-07-2025

UDIN : 24300523BKBNIG7870

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C.A. CERTIFICATE AS ON 01-07-2025

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	NOT APPLICABLE
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)	
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 b	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	NOT APPLICABLE



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	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	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	COST INCURRED TILL DATE
1.	Estimated cost as certified by the Engineer	2,40,00000.00	170,00000
2.	Actual cost of construction incurred as per books of account till date	168,00000	165,00000
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	95,00000	62,00000
4.	Payment of taxes Cess etc	NIL	NIL
5.	Interest payable to financial institutions	19,00,000	19,00,000
6.	Total Project Cost	2.5 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

