

# 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](mailto: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: 31-03-2025**

**UDIN : 24300523BKBNIG7870**

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## **C.A. CERTIFICATE AS ON 31-03-2025**

| SL NO.                                 | PARTICULARS                                                                                                                                                                                               | AMOUNT (RS.)<br>ESTIMATED. INCURRED |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>I) LAND COST</b>                    |                                                                                                                                                                                                           |                                     |
| 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                      |
| <b>F. Under Rehabilitation Scheme:</b> |                                                                                                                                                                                                           |                                     |
| 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<br>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                                                                                | <b>2,40,00000.00</b> | <b>120,00000</b>        |
| 2.      | Actual cost of construction incurred as per books of account till date                                                     | <b>108,00000</b>     | <b>105,00000</b>        |
| 3.      | Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc. | <b>75,00000</b>      | <b>12,00000</b>         |
| 4.      | Payment of taxes Cess etc                                                                                                  | <b>NIL</b>           | <b>NIL</b>              |
| 5.      | Interest payable to financial institutions                                                                                 | <b>12,00,000</b>     | <b>12,00,000</b>        |
| 6.      | Total Project Cost                                                                                                         | <b>2.5 CR</b>        |                         |
| 7.      | Proportion of land cost and construction cost to total estimated cost                                                      | <b>N/A</b>           | <b>N/A</b>              |
| 8.      | Amount which can be withdrawn                                                                                              | <b>N/A</b>           | <b>N/A</b>              |
| 9.      | Less amount withdrawn from bank till date                                                                                  | <b>N/A</b>           | <b>N/A</b>              |
| 10.     | Net amount that can be withdrawn from bank                                                                                 | <b>N/A</b>           | <b>N/A</b>              |

