

# U. SAHA & ASSOCIATES

**Utpalendu Saha**

CHARTERED ACCOUNTANT

Certified Accountant,

Indian Institute of Bankers



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## C.A. CERTIFICATE OF GANGOTRI PROJECT

| 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 and legal cost.                                                                                | JV PROJECTS                         |
| 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 Saaturory Authority                            | NIL                                 |
| 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,                                 | NIL                                 |
| E.                                    | Land Premium payable as per annual statement of rates (ASR) for redevelopment of Land owned by public authorities.                                                                                                           | NIL                                 |
| <b>F. Under Rehabilitation Scheme</b> |                                                                                                                                                                                                                              | Nil                                 |
| i.                                    | Estimated construction cost of rehab building 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<br>Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)                    | NIL                                 |
| 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 deposti, or any amount whatsoever payable to any authorities towards and in project of rehabilitation                                         | NIL                                 |
| v                                     | Sub - Total of Land Cost                                                                                                                                                                                                     | NIL                                 |

UDIN : 25055100BMICPO8840

Place : Cooch Behar

Date : 02/05/2025



For U. Saha & Associates  
Chartered Accountant

U.Saha (Prop.)  
M.No.- 055100  
F.R.N - 0329982E  
PAN - AIIPS8536P

**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                                                                                | 75 Lakhs       | 75 Lakhs                |
| 2.      | Actual cost of construction incurred as per books of account till date                                                     | 75 Lakhs       |                         |
| 3.      | Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc. |                |                         |
| 4.      | Payment of taxes Cess etc                                                                                                  |                |                         |
| 5.      | Interest payable to financial institutions                                                                                 |                |                         |
| 6.      | Total Project Cost                                                                                                         | 75 Lakhs       |                         |
| 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                                                                                 |                |                         |

**UDIN : 25055100BMICPO8840****Place : Cooch Behar****Date : 02/05/2025**

For U. Saha & Associates  
Chartered Accountant

U. Saha (Prop.)  
M.No.- 055100  
F.R.N - 0329982E  
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