



**Ankit Hansaria & Co**  
Chartered Accountant

Shikhadeep Building, Ground Floor  
Opposite Everest Carriers  
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This is to certify that we have examined the books of Accounts of M/s. Sthapathya Construction, Address Satyen Bose Road, Ward 29, Deshbandhu Para, Siliguri-734004, having PAN ACZFS8504Q. As per our examination of Books and information provided to us, we certify the figures provided in the annexed schedules.

SEVOKE ROAD,  
SILIGURI, the 25<sup>th</sup> day of December, 2024

For ANKIT HANSARIA & CO.  
CHARTERED ACCOUNTANTS



Ankit Hansaria  
PROPRIETOR  
(Membership No. 301195)  
(Firm Registration No 327463E)  
UDIN: 24301195BKETNH8477

**CA CERTIFICATE**

| 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                                                                                   | Rs. 44,00,000.00                    |
| 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                                | Rs. 5000.00                         |
| 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> |                                                                                                                                                                                                                            |                                     |
| i.                                     | Estimated construction cost of rehab 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 deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation |  |
| v. | Sub - Total of Land Cost                                                                                                                           |  |

**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                                                                                | Rs. 1,87,55,000.00 | Rs. 65,64,250.00        |
| 2.      | Actual cost of construction incurred as per books of account till date                                                     | Rs. 65,64,200.00   |                         |
| 3.      | Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc. | Rs. 14,61,400.00   |                         |
| 4.      | Payment of taxes Cess etc                                                                                                  | NIL                |                         |
| 5.      | Interest payable to financial institutions                                                                                 | NIL                |                         |
| 6.      | Total Project Cost                                                                                                         | Rs. 1,87,55,000.00 |                         |
| 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                                                                                 |                    |                         |

SEVOKE ROAD,  
SILIGURI, the 25<sup>th</sup> day of December, 2024

For ANKIT HANSARIA & CO.  
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