



AGARWAL MITTAL & COMPANY

CHARTERED ACCOUNTANTS

C.A. CERTIFICATE

To,
WB Real Estate Regulatory Authority,
Calcutta Greens Commercial Complex (1st Floor),
1050/2, Survey Park
Santoshpur,
West Bengal,
Kolkata-700075

D.C.P Enterprises,

PAN ::AANFD6153C

Registered office at B1 ,2ND Floor, Vivekananda Mini Market , Hill Cart Road ,Ward no -11(S.M.C)
Siliguri, Dist – Darjeeling, WB.

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	As per Development Rights, made between Land owner & Developer by Registration process.
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.	NA
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	Pay Rs. 7000/- (seven thousand) towards stamp duty, registration fees for Development agreement for execution of work between Land owner & Developer.
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA



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F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	As per Development agreement, only site development work is taken into consideration, approx.. @Rs. 20/- per sqft. i.e. 4350 sqft or 9.5 decimal of Land.
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)	NA
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	Only clearance of land is taken into consideration @Rs.20/- per sqft of 4350sqft or 9.5 decimal of land.
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	NA
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	Appx. 250 lakhs	Ground Development Work & Electric Connection cost Rs. 7,95,641.00 (as per engineer Certificate dtd 01.07.2025)
2.	Actual cost of construction incurred as per books of account till date	Construction work not yet started	Work not started



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3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	Expected 250 to 285 lacs	
4.	Payment of taxes Cess etc		
5.	Interest payable to financial institutions	NA	
6.	Total Project Cost	Expected	250 to 285 lacs
7.	Proportion of land cost and construction cost to total estimated cost	As per Development agreement land cost stands nil, const. cost expected 250 lacs only.	
8.	Amount which can be withdrawn		NA
9.	Less amount withdrawn from bank till date		NA
10.	Net amount that can be withdrawn from bank		NA

For AGARWAL MITTAL & COMPANY

PLACE: SILIGURI

CHARTERED ACCOUNTANTS

UDIN: 25300148BMLXKO6897



Tarun Mittal

Date: 22.07.2025

(TARUN MITTAL)

PARTNER

M.No-300148