



R. Bose & Associates

CHARTERED ACCOUNTANTS

H.O. Santiniketan Building (1st Floor), 91, Bidhan Road, Siliguri - 734001
Ph. : (0353 2435217, Mob. : 94340 53626, e-mail : associtesrbose@gmail.com)

C.A. CERTIFICATE

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	JV PROJECT
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.	NILL
C.	Acquisition cost of TDR (if any)	NILL
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	NILL
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NILL
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	NILL
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)	NILL
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	NILL
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	NILL
v.	Sub - Total of Land Cost	NILL





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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	21996000	7105099.28
2.	Actual cost of construction incurred as per books of account till date	7105099.28	7105099.28
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	1060408.00	1060408.00
4.	Payment of taxes Cess etc	399794	399794
5.	Interest payable to financial institutions	NILL	NILL
6.	Total Project Cost	NILL	NILL
7.	Proportion of land cost and construction cost to total estimated cost	NILL	NILL
8.	Amount which can be withdrawn	NILL	NILL
9.	Less amount withdrawn from bank till date	NILL	NILL
10.	Net amount that can be withdrawn from bank	NILL	NILL

R. Bose & Associates
Chartered Accountants

Date: 29-04-2025
Place: Siliguri

CA. Debnarayan Biswas
Partner
Mem No. 061715
FRN: 033734E
UDIN: 25061715BMJCFT3346

