



B SAIN & CO.
CHARTERED ACCOUNTANTS

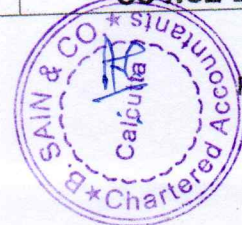
10 OLD POST OFFICE STREET
2ND FLOOR, KOLKATA-700001

Tel: 9830683737, 9830687567
E-mail: bsainco@rediffmail.com

TO WHOM IT MAY CONCERN

This is to certify that on the basis of checking of books, records and other evidences made available to us by **GLS REALTY PRIVATE LIMITED** [CIN U70109WB2011PTC162687] of Rajbanshipara, Tarulia First Lane, P.O.-Krishnapur, Mahishgot, North 24 Parganas, Pin-700102, West Bengal, having PAN - AAECG7724Q and further on the basis of such information and explanations as we considered necessary, the Details of Development Cost / Cost of Construction of the Project Named **"SONARTORI"** at Mouza- Thakdari, P.O.- Krishnapur, P.S.- Newtown, District North 24 Parganas, PIN-700102, West Bengal as on **31-03-2025** are as under:

SL. NO.	PARTICULARS	AMOUNT (Rs.in Lac) 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	364.62 Lac
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.	Nil
E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	Nil
F	Under Rehabilitation Scheme:	
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 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.	Nil
v.	Sub-Total of Land Cost	364.62 Lac





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TABLE B- DEVELOPMENT COST / COST OF CONSTRUCTION

As on 4th. Quarter Ending 31st. March, 2025

SL.NO.	PARTICULARS	ESTIMATED COST	COST INCURRED TILL DATE Amount (Rs.in Lac)
1	Estimated cost as certified by the Engineer	1225.00	724.92
2	Actual cost of construction incurred as per books of account till date	900.00	539.31
3	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	203.00	78.56
4	Payment of taxes Cess etc.	50.00	34.38
5	Interest payable to financial institutions	72.00	72.67
6	Total Project Cost	1589.62	1089.54
7	Proportion of land cost and construction cost to total estimated cost	100%	68.54%
8	Amount which can be withdrawn	NA	NA
9	Less: amount withdrawn from bank till date	NA	NA
10	Net amount that can be withdrawn from bank	NA	NA

Place: Kolkata
Date: 04-04-2025

For B Sain & Co

Chartered Accountants

FRN No. : 03021535

(A .Sain)
Proprietor
Membership No. 051905
UDIN: 25051905BMONUP5807

