



CA CERTIFICATE OF UDASEEN – AS ON 27.06.2025

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.	UDASEEN
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 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 by the CA	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	NIL

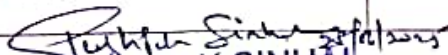
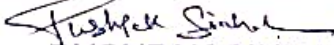

PUSHPAK SINHAL
CHARTERED ACCOUNTANTS

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	193 Lakhs	158 Lakhs
2.	Actual cost of construction incurred as per books of account till date		158 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	193 Lakhs	
7.	Proportion of land cost and construction cost to total estimated cost	NIL	
8.	Amount which can be withdrawn	NIL	
9.	Less amount withdrawn from bank till date	NIL	
10.	Net amount that can be withdrawn from bank	NIL	

For PUSHPAK SINHAL
CHARTERED ACCOUNTANT


PUSHPAK SINHAL
CHARTERED ACCOUNTANTS
M. No. 301146

CA PUSHPAK SINHAL
MEMBERSHIP NUMBER - 301146
UDIN: 25301146BMNQDD3280
PLACE: SILIGURI
DATED: 28TH DAY OF JUNE, 2025