



K SAHA & ASSOCIATES

FIRM REG NO: 328618E

PAN No: BWLPS9684J

CHARTERED ACCOUNTANTS

Mob: +91 7407453664

Dated : 7th May 2025

CERTIFICATE

“That is to certify that we have examined the Books Accounts of M/s. **Perfect Builders** up to 31st March 2025, located at East Vivekananda Pally , Siliguri, having PAN: **AAIFP3406F**. Based on our examination of Books and information provided to us, we hereby certify the details provided in the annexed schedules.”



**FOR K SAHA & ASSOCIATES
CHARTERED ACCOUNTANT**

**CA KIRAN SAHA
(Proprietor)
COOCH BEHAR
M NO: 062164
FRN: 328618E**

Place: Siliguri

UDIN: 25062164BMIFZC5573

C.A. CERTIFICATE OF GANESH APARTMENT -MAR-25

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	86,00,000.00/-
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	3,44,000.00/-
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	NIL



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	1,40,00,000.00/-	
2.	Actual cost of construction incurred as per books of account till date	1,40,00,000.00/-	
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	84,00,000.00/- (60%)	TILL MARCH-25
4.	Payment of taxes Cess etc	NIL	
5.	Interest payable to financial institutions	NIL	
6.	Total Project Cost	1,40,00,000.00/-	
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	

