

Date

To
Partner
M/s. M.N. Builders
Sarat Nagar, Shiv Mandir
New Rangia, Dist. Darjeeling

Sub: Certificate of Actual Cost of construction for proposed four stories Residential Building as on 30.06.2025

On the basis of the documents produced before us by M/s. M.N. Builders, partnership firm having registered office at Sarat Nagar, Shiv Mandir, P.O. New Rangia, Dist. Darjeeling, Pin - 734013, we hereby certify that the firm has spent Rs. 3,68,89,577.79 in construction cost including land cost and other administrative purpose.

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	74,50,290.00
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	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	N.A
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)	N.A
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	N.A
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	
v.	Sub - Total of Land Cost	74,50,290.00

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	4,50,00,000.00	2,84,39,287.79 As on 30.06.2025
2.	Actual cost of construction incurred as per books of account till date		2,84,39,287.79 As on 30.06.2025
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	1,50,00,000.00	10,00,000.00 As on 30.06.2025
4.	Payment of taxes Cess etc		
5.	Interest payable to financial institutions		Nil
6.	Total Project Cost Including Land Cost	6,74,50,290.00	3,68,89,577.79
7.	Proportion of land cost and construction cost to total estimated cost		54.69%
8.	Amount which can be withdrawn	N.A	N.A
9.	Less amount withdrawn from bank till date	N.A	N.A
10.	Net amount that can be withdrawn from bank	N.A	N.A

Swapan Bhawal and Associates
Chartered Accountants

Biswajit Saha
(Biswajit Saha) F.C.A
Partner
M. No. 065801



Place: Siliguri
Date: 16/07/2025
UDIN: 25065801BMIYOY1835