



ARCB & ASSOCIATES

CHARTERED ACCOUNTANTS

Partner : CA Chanchal Bansal

Spencer Plaza
Above Vishal Mega Mart
Burdwan Road, Siliguri-734005
chanchalbansal007@gmail.com
98007-45000

CERTIFICATE

This is to certify that we have examined the books of Accounts of DRN DEVELOPER LLP (LLPIN: ACF-1730) having Registered Office at Holding No 20/(1), SL No-98, Ward No 4, Deshbandhu Para, North Dinajpur, Dalkhola-733201 Project Name Ganesh Vatika having PAN No: AAWFD1908Q. As per our examination of books and information provided to us, we certify the figures provided in the annexed schedules.

SL NO.	PARTICULARS	AMOUNT INCURRED IN LAKHS
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	0.00
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.	0.00
C.	Acquisition cost of TDR (if any)	0.00
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	0.00
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	0.00
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b.	0.00
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)	0.00
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	0.00
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	0.00
v.	Sub - Total of Land Cost	0.00

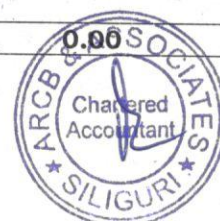


TABLE B - DEVELOPMENT COST / COST OF CONSTRUCTION

SL. NO.	DEVELOPMENT COST / COST OF CONSTRUCTION	ESTIMATED COST	COST INCURRED AS ON 31.03.2025
1.	Estimated Construction cost as certified by the Engineer	450.00 Lakhs	-
2.	Actual cost of construction incurred as per books of account as on 31.03.2025	-	203.08 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 Construction Cost	450.00 Lakhs	203.08 Lakhs
7.	Proportion of land cost and construction cost to total estimated cost		
8.	Amount which can be withdrawn		
9.	Less amount withdrawn from bank till date		
10.	Net amount that can be withdrawn from bank		

For ARCB & ASSOCIATES

Chartered Accountants

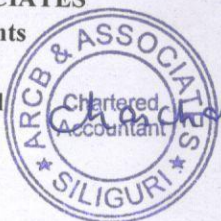
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CA. Chanchal Bansal

Partner

M. No: -306150

Date: -15.05.2025



Chanchal Bansal

Unique Document Identification Number (UDIN) for this document is
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ACRE ARCHITECTS
HOWRAH | KOLKATA | SILIGURI

ARCHITECT'S CERTIFICATE

(To be provided to the Allottee by the Promoter at the time of demand of each installment)

TO WHOM IT MAY CONCERN

I, Soumaya Kanti Ghosh have undertaken the assignment as Architect of certifying the Percentage of Completion of Single Building Single Block of the Whole Phase of the Project named as "GANESH VATIKA", project bearing Registration Number WBRERA/P/NOR/2025/002498 situated at, Mouza - Dalkhola, L.R. Plot No. - 2896, R.S. plot No.- 2890, L.R. Khatian No.- 6446, 6680, 6785, 6786, 6787, 6788 & 6790, R.S.& L.R. Sheet no.-05, J.L. No.-20, P.S.-Karandighi, Ward No.- 4, Dist-Uttar Dinajpur. Admeasuring 1138.90 sq.mts. area being developed by "DRN DEVELOPER LLP". Total estimate cost is 4.5 cr. (approx).

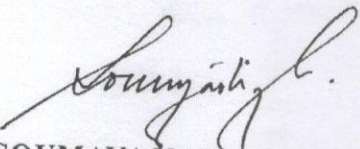
Based on site Inspection, with respect to the building of the aforesaid Real Estate Project, I Certify That as on the date of this certificate, the Percentage of Work Done for the Building of the Real Estate Project is upto 35% of total civil work.

The Brief description of work already completed by the Promoter:-

Casting of 1st, 2nd, 3rd & 4th Floor is completed and external brick walls is in process.

Dated: 10.05.2025

Place: Uttar Dinajpur


SOUMAYA KANTI GHOSH
B. Arch.
Reg. No.-C.A./2009/46527

Signature of Architect



Regd. Off: Mashila Purba Roy Para, Howrah-711302.

Studio: D-1BC, 724 Sarat Chatterjee Road, Howrah-711102.

Contact: +91 7980376473/ 72783 67586 | acrearchitects.in | acrearchitect@gmail.com