



Bimal Kumar Mitruka
CHARTERED ACCOUNTANTS

Cell : 99325-91926
M. G. Road, Khalpara
Siliguri-734005
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TO WHOM IT MAY CONCERN

CERTIFICATE (JULY'24)

This is to certify that we have examined the Books of Accounts of Roy Apartment, a unit of M/s. Disha Constructions, Address: Gadadhar Pally, Upper Bagdogra, Dist.Darjeeling-734014, having PAN: AAQFD6189B.As per our examination of Books and information provided to us, we certify the figures provided in the annexed schedules.

Place : Siliguri
Date : 28/01/2025
UDIN : 25056352BMHECJ3864

For Bimal Kumar Mitruka
Chartered Accountants



Bimal Kumar Mitruka

(CA.Bimal Kumar Mitruka)
Proprietor
M.No-056352
PAN- AJFPM8900P

C.A. CERTIFICATE

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	ROY APARTMENT
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.	N.A.
C.	Acquisition cost of TDR (if any)	N.A.
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	N.A.
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	N.A.
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	N.A.



	whatsoever payable to any authorities towards and in project of rehabilitation	N.A.
v.	Sub - Total of Land Cost	N.A.

TABLE B - DEVELOPMENT COST /COST OF CONSTRUCTION-JULY-24

SL. NO.	DEVELOPMENT COST / COST OF CONSTRUCTION	ESTIMATED COST	COST INCURRED
1.	Estimated cost as certified by the Engineer	4.029cr	2.759cr
2.	Actual cost of construction incurred as per books of account till date	2.759cr	2.759cr
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	2.20cr	2.20cr
4.	Payment of taxes Cess etc	NIL	NIL
5.	Interest payable to financial institutions	NIL	NIL
6.	Total Project Cost	4.029cr	4.029cr
7.	Proportion of land cost and construction cost to total estimated cost	NIL	NIL
8.	Amount which can be withdrawn	NIL	NIL
9.	Less amount withdrawn from bank till date	NIL	NIL
10.	Net amount that can be withdrawn from bank	NIL	NIL

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