



ANAND SANJAY & ASSOCIATES

Chartered Accountants

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C.A. CERTIFICATE

To Whom So ever it May Concern

This is to be certified that Neev Construction (having PAN :AARFN9479K) has incurred the following cost in their project at Weekend Retreat, Kurseong, Dist. Darjeeling; based on the information, books & records produced before us.

SL NO.	PARTICULARS	AMOUNT (RS.) ESTIMATED. INCURRED
A.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	87,31,000/- (including stamp duty 2,47,000/- and Reg. Fees 84,000/-)
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.	RERA Fees – 10,400/- Plan Fees – 62,323/-
C.	Acquisition cost of TDR (if any)	-
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	-
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	-
F. Under Rehabilitation Scheme:		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified b	30,000/-
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)	30,000/-
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	-
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	87,61,000/-
SL. NO.	DEVELOPMENT COST/COST OF CONSTRUCTION	COST INCURRED TILL DATE
1.	Estimated cost as certified by the Engineer	4,87,25,397.93/-
2.	Actual cost of construction incurred as per books of account till date	2,09,87,085.44/-
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	-
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 Anand Sanjay & Associates

Chartered Accountants

FRN : 324714E

Anand Sanjay
CA. Anand Sanjay

Partner

M. No : 060545

Udin : 24060515BKCMP6490

Date : 26.12.2024

