

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	JV PROJECT
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	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 31.03.2025
1.	Estimated cost as certified by the Engineer	Rs.774.58 lacs	Rs.589.61 lacs
2.	Actual cost of construction incurred as per books of account till date 31.03.2025	Rs.562.30 lacs	Rs.561.50 lacs
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	Rs.33.50 lacs	Rs.32.00 lacs
4.	Payment of taxes Cess etc	Nil	Nil
5.	Interest payable to financial institutions	Nil	Nil
6.	Total Project Cost	Rs.595.80 lacs	Rs.593.50 lacs
7.	Proportion of land cost and construction cost to total estimated cost		
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	Amount which can be withdrawn	Nil	Nil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	Less amount withdrawn from bank till date	Nil	Nil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	Net amount that can be withdrawn from bank	Nil	Nil

This certificate is being issued for RERE compliance for the firm M/s.B.D.BUILDERS (DEVELOPER), having PAN No-AAVFB1180D is having place of business at Netaji Road, Madhyapara, Post Office– Alipurduar Police Station - Alipurduar, District – Alipurduar for New Housing Residential Real Estate Project in Alipurduar and is based on the record and documents produced before me and explanation provided to me by the management of the Firm.

TO WHOM IT MAY CONCERN

This is to certify that **M/s.B.D.BUILDERS (DEVELOPER)**, having PAN No-**AAVFB1180D** is having place of business at **Netaji Road, Madhyapara, Post Office–Alipurduar Police Station - Alipurduar, District –Alipurduar for New Housing Residential Real Estate Project in Alipurduar .**

As per the documents produced before me, he is currently having a used of Fund as on 31/03/2025 details below:

Sources of Fund	Application of Fund
Promoters Contribution : Rs.128.00 lacs	Land: Rs. Nil
Advance,Booking: Rs.186.30 lacs	Construction : Rs. 593.50 lacs
Creditor: Rs. 29.50 lacs	Cash in Hand
Bank Loan : Rs.298.00 lacs	& at Bank(IOB): Rs. 48.30 lakh

It Is further certified that this certificate is based on books, record and information / explanations produced before me.

For & on behalf of R.K.BAID& ASSOCIATES



RAJESH KUMAR BAID
CHARTERED ACCOUNTANTS

Proprietor

Memb. No. 056432,FRN: 322417E

Date -07/04/2025

UDIN- 25056432BMLBHZ6429