

CERTIFICATE

This is to certify that we have examined books of accounts of M/s VASUNDHARA PROPERTIES, Jyotinagar, Sevoke Road, Siliguri-734001, having PAN - AAGFV2118Q. As per our examination of the books and information provided to us, we certify the figures provided in the annexed schedules:-

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	J.V 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 30.06.2025
1.	Estimated cost as certified by the Engineer	2,17,07,758.80	-
2.	Actual cost of construction incurred as per books of account till date 30.06.2025	-	1,62,80,819.10
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	7,00,000.00	3,50,000.00
4.	Payment of taxes Cess etc	Nil	Nil
5.	Interest payable to financial institutions		
6.	Total Project Cost	2,24,07,758.80	1,66,30,819.10
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 issued at the request of the Partner of the Firm.

For Gaurav Behani & Co.
Chartered Accountants



Gaurav Behani
(Proprietor)
Membership No. 311143
Firm Registration No. 329738E
UDIN : 25311143BMOGND1729
Date: 30.07.2025

Place: Siliguri