



**GAURAV BEHANI & CO.**  
CHARTERED ACCOUNTANTS  
B.COM. (HONS.), F.C.A

SBM Heights, Block-1, 3E,  
Opp. Uttar Banga Marwari Palace,  
Sevoke Road, Siliguri-734001  
Contact: 9749322143  
Email:- cagauravbehani@gmail.com

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have examined the Books of Accounts of M/s CLASSIC CONSTRUCTION CO., a partnership firm having PAN- AARFC9020F, registered office at ground floor, Balaidas Chatterjee Road, Hakimpara, Siliguri, Dist: Darjeeling-734001 .

As per our examination of Books and information provided to us, we certify the figures provided in the Annexure -I attached :-

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 : 24311143BKEJBG5365  
Date: 30.12.2024



Place: Siliguri

**ANNEXURE - I**

| SL NO.                                 | PARTICULARS  | AMOUNT (RS.)<br>ESTIMATED. INCURRED |
|--|--|-------------------------------------|
| <b>I) LAND COST</b>                    |  |                                     |
| A.                                     | Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost   | Joint Venture 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                                 |
| <b>F. Under Rehabilitation Scheme:</b> |  |                                     |
| 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<br>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 |
|---------|--|----------------|-------------------------|
| 1.      | Estimated cost as certified by the Engineer  | 1.4 Crores     | NIL                     |
| 2.      | Actual cost of construction incurred as per books of account till date   | NIL            | NIL                     |
| 3.      | Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc. | NIL            | NIL                     |
| 4.      | Payment of taxes Cess etc  | NIL            | NIL                     |
| 5.      | Interest payable to financial institutions   | NIL            | NIL                     |
| 6.      | Total Project Cost   | NIL            | NIL                     |
| 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                     |

