



# Ankit Hansaria & Co.

Chartered Accountant

Shikhadeep Building, Ground Floor  
Opposite Everest Carriers  
Sevoke Road, Siliguri - 734001  
Ph: 98320 91628  
e-mail : ankithansariaandco2011@gmail.com

This is to certify that we have examined the books of Accounts of M/s. Sthapathya Construction, Address Satyen Bose Road, Ward 29, Deshbandhu Para, Siliguri-734004, having PAN ACZFS8504Q. As per our examination of Books and information provided to us, we certify the figures provided in the annexed schedules.

SEVOKE ROAD,  
SILIGURI, the 08<sup>th</sup> day of August, 2024

For ANKIT HANSARIA & CO.  
CHARTERED ACCOUNTANTS



Ankit Hansaria  
PROPRIETOR  
(Membership No. 301195)  
(Firm Registration No 327463E)  
UDIN: 24301195BKETJJ7447

SL NO.	PARTICULARS	AMOUNT (RS.) 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	Rs. 44,00,000.00
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	Rs. 5000.00
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 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	NIL



	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	

**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	Rs. 1,87,55,000.00	Rs. 57,61,400.00
2.	Actual cost of construction incurred as per books of account till date	Rs. 57,61,400.00	
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	Rs. 13,61,400.00	
4.	Payment of taxes Cess etc	NIL	
5.	Interest payable to financial institutions	NIL	
6.	Total Project Cost	Rs. 1,87,55,000.00	
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		

