



S. R. Nakipuria & Co.
CHARTERED ACCOUNTANTS

C.A. CERTIFICATE

Name of Client: Jai Matadi Projects Private Limited

CIN: U70200WB2010PTC147554

Address of Project: Ashray, Desbandhupara, Ward No. 29, Siliguri-734004

<u>SL NO.</u>	<u>PARTICULARS</u>	<u>AMOUNT(Rs.) ESTIMATED INCURRED</u>
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.	75,97,000.00
B.	Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other authority or State Government or any Statutory Authority.	N.A.
C.	Acquisition cost of TDR (if any)	N.A.
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.	5,46,603.00
E.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	N.A.

F) UNDER REHABILITATION SCHEME:

i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certifies b	N.A.
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) and (ii) is to be considered.	N.A.
iii.	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants. cost for providing	N.A.





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iv.	Cost of ASR linked premium , fees, charges and security deposits or maintenance deposit, or nay amount whatsoever payable to any authorities towards and in project of rehabilitation	N.A.
v.	Sub-Total of land cost	81,43,603.00

TABLE B- DEVELOPMENTS COST / COST OF CONSTRUCTION

<u>SL. NO.</u>	<u>DEVELOPMENT COST/COST OF CONSTRUCTION</u>	<u>ESTIMATED COST</u>	<u>COST INCURRED TILL DATE</u>
1	Estimated cost as certified by the Engineer	1,40,00,000.00	98,00,000.00
2	Actual cost of construction incurred as per books of account till date	98,00,000.00	98,00,000.00
3	Total expenditure for development of entire project including salaries, water supply,	8,00,000.00	6,00,000.00
4	Payment of taxes, cess, etc.	0.00	0.00
5	Interest payable to financial instituions.	0.00	0.00
6	Total project cost	1,40,00,000.00	98,00,000.00
7	Proportion of land cost and construction cost to total estimated cost	N.A.	N.A.
8	Amount which can be withdrawn	N.A.	N.A.
9	Less amount withdrawn from bank till date	N.A.	N.A.
10	Net amount that can be withdrawn from bank	N.A.	N.A.

Certified to be True & Correct

FOR S. R. NAKIPURIA & CO.

Chartered Accountants

FRN: 316107E


(Keshav Nakipuria)

Partner

Membership No.: 316354



Place: S F Road, Siliguri

Dated: 18th July, 2024

UDIN: 24316354BKCBZB9513