



ANAND SANJAY & ASSOCIATES

Chartered Accountants

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C.A. CERTIFICATE

To Whom So ever it May Concern

This is to certify that Neev Construction (having PAN: AARFN9479K) has incurred the following cost in their project at Weekend Retreat, Kurseong, Dist: Darjeeling; based on the information, books & records produced before us.

Sl. No.	PARTICULARS	AMOUNT (RS.) ESTIMATED. INCURRED
A	Acquisition Cost of land or Development Rights ,lease premium,lease rent ,interest cost incurred or payable on Land Cost and legal cost	87,31,000 /- (including stamp duty 2,47,000 /- and Reg. Fees 84,000 /-)
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	RERA Fees - 10,400 /- Plan Fees 62,323 /-
C	Acquisition Cost of TDR (if any)	-
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.	-
E	Land Premium payable as per annual statement of rates(ASR) for redevelopment of land owned by public authorities	-
F	Under Rehabilitation Scheme :	-

1	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	30,000 /-
2	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA Note: (i) for total cost of construction incurred. Minimum of (i) or (ii) is to be considered	30,000 /-
3	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	-
4	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	-
5	Sub -Total of land Cost	87,61,000 /-

TABLE-B-DEVELOPMENT COST/COST OF CONSTRUCTION

Sl. NO	DEVELOPMENT COST/COST CONSTRUCTION	COST INCURRED TILL DATE
1	Estimated cost as certified by Engineer	4,87,25,397.93 /-
2	Actual Cost of construction incurred as per books of account till date	1,57,32,594 /-
3	Total Expenditure for development of entire project including salaries , water supply,sewerage,electricity,drainage etc.	-
4	payment of Taxes Cess etc	-
5	Interest payable to financial institutions	-
6	Total Project Cost	-
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	-

For ANAND SANJAY & ASSOCIATES

Chartered Accountants

FRN: 324714E

Anand Goyal

CA. Anand Goyal

Partner

M. No:-060515

UDIN: 24060515BKCMDS4413

Date: 30.07.2024

