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**MURMURIA & ASSOCIATES**

CHARTERED ACCOUNTANTS

E-mail: murmuriaassoc@gmail.com

Regd. Offc.: NANDKUNJ, 53/C MOTILAL NEHRU ROAD, KOLKATA - 700029, WEST BENGAL, INDIA

C.A. CERTIFICATE OF LOKNATH TRADERS,
PROP. SHANTANU ROYCHOWDHURY

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	JV 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



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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	251.76 Lakhs	201.41 lakhs
2.	Actual cost of construction incurred as per books of account till date	201.41 lakhs	
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	251.76 Lakhs	
7.	Proportion of land cost and construction cost to total estimated cost	Nil	
8.	Amount which can be withdrawn	Nil	
9.	Less amount withdrawn from bank till date	Nil	
10.	Net amount that can be withdrawn from bank	Nil	

FOR MURMURIA & ASSOCIATES

CHARTERED ACCOUNTANTS

FRN NO. 316188E

Sunil Murmuria
(CA, SUNIL MURMURIA)
PROPRIETOR

M.NO. 052943

PLACE : KOLKATA

DATE : 24.07.2025

UDIN: 25052943BMIFBE6826

