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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

To Whom It May Concern

This is to certify that we have examined the Books of Accounts of **M/S. Way Win Consultants Pvt. Ltd.** Address: Haren Mukherjee Road, Hakimpara, Siliguri-734006(WB), Having PAN:AAACW5291J. As per our examination of Books and information provided to us, we certify the figures provided in the annexed schedules of Way Win Landmark, Situated at D.B.C. Road, Deshbandhu Para, Siliguri-734004(WB).

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	113 lakh
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.	6 lakh
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	2 lakh
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	NA
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)	NA
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	NA
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	NA



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v.	Sub - Total of Land Cost	121 Lakh
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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	200 Lakh	40 Lakh
2.	Actual cost of construction incurred as per books of account till date		41 Lakh
3.	Total Expenditure for development of entire project including salaries, water supply, sewerage, electricity, drainage etc.	225 Lakh	41 Lakh
4.	Payment of taxes Cess etc	2.25 Lakh	2.25 Lakh
5.	Interest payable to financial institutions		
6.	Total Project Cost	348.25 Lakh	43.25 Lakh
7.	Proportion of land cost and construction cost to total estimated cost	Land Cost - 35 % Construction Cost - 65%	
8.	Amount which can be withdrawn	30.275 Lakh	
9.	Less amount withdrawn from bank till date	Nil	
10.	Net amount that can be withdrawn from bank	30.275 Lakh	

FOR MURMURIA & ASSOCIATES

CHARTERED ACCOUNTANTS

FRN NO. 316188E

Sunil Murmura

(CA, SUNIL MURMURIA)

PROPRIETOR

M.NO. 052943

PLACE : KOLKATA

DATE : 28.04.2025

UDIN: 25052943BMIBJS2207

