

Form -5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 07/07/2023

Dated - As on 07/07/2023

Subject: Certificate of amount incurred and proposed on "Navtap Regal" Project for Development of Plot(s) situated at Gata No. 628,630,632, 633, 634,635,636,637,638 and 722 at Village Mangupura , Dist Moradabad demarcated by its boundaries Latitude and Longitude DNS 28.48°58.9"N And 78.42°07.7"E measuring 38100.20 sq. mts. area being developed by Navtap Builders Private Limited (GSTIN 09AAGCN1217P1Z5) 1 FLOOR, ABOVE KRISHNA TRANSPORT CO., PEETAL BASTI, NEAR RAILWAY CROSSING, DEHRI VILLAGE BYPASS, MORADABAD.

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
1.	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner and legal costs on Land transaction;	2,000.00	155.00
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any,	--NIL--	--NIL--
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any.	--NIL--	--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 (if not included para (a) above	--NIL---	--NIL---



(e) Interest (Other than Penal Interest, Penalties etc) paid to Scheduled Banks, NBFC and "Unsecured loan at Bank Marginal cost of Fund based lending Rate " on money borrowed for purchase of land and also to Competent Authority	---NIL---	---NIL---
	--NIL--	--NIL--
Sub Total Cost (in Rs)	2,000.00	155.00

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
2.	Project Clearance fees		
	(a) Fees Paid RERA	2.00	--NIL--
	(b) Fees paid to Local Authority Authority	712.96	355.18
	(c) Consultant/ Architect fees (directly attributable to project)	10.00	--NIL--
	(d) Any other (Water And Air Consent Pollution Board	--NIL--	--NIL--
	SUB TOTAL FEES PAID (in Rs.)	724.96	355.18
3A	Cost of Development And Construction		
	a) Cost of services (water electricity to construction site)	--Not Available--	--Not Available--
	Site Overhead:		
	b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc, (so long as these costs are directly incurred in the construction of the concerned project)	--Not Available--	--Not Available--
	c) Cost of Material actually purchased	233.00	---NIL---
	d) Cost of Salary and Wages (Excluding cost of Salaries of employees of the company not directly attached to the project)	137.86	---NIL---



	Sub Total of Construction Cost (In Rs.) Sum of (a) to (d) of Row 3	370.86	NIL
3B	Cost of Construction Incurred (As Certified by the Project Engineer)	--NIL--	--NIL--
3C	Total Construction cost	370.86	--NIL--
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	--NIL--	--NIL--
3	Total Development and Construction Cost (3C+3D)	370.86	--NIL--
4	Total Cost of The project (Row 1+2+3)	3095.82	510.18
5	Percentage completion of Construction Work completed (as per Project engineer, Architect' Certificate)	--NIL--	--NIL--
6	Percentage completion of Total project (Proportionate cost incurred of the project to the total estimated cost)	--NIL--	--NIL--
7	Total amount received from allottees till date since Inception of the Project (in Rs)	--NIL--	--NIL--
8	70% Amount to be deposited in Designated Account	--NIL--	--NIL--
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e.(Total Estimated Cost " Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	--NIL--	--NIL--
10	Amount actually withdrawn till date since inception of the project This shall include 70% of the amount realized till date but not	--NIL--	--NIL--

	deposited in the designated Account)		
11	Balance available in Designated A/c	--NIL--	--NIL--
12	Amount that can be withdrawn from the designated Bank A/C under this certificate	--NIL--	--NIL--
	This certificate is being issued on specific request of managing Director of Navtap Builders Private Limited for UP RERA compliance, The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.		

Date: 07.07.2023
Place: Moradabad

For Sudhir Saran & Co.
Chartered Accountants



CA S. S. Agarwal
UDIN: 23072136BGSILE8623