

FORM 5

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Certificate No: 2023-24/015
UDIN: 24540143BKFPJQ2957

Dated: 13.03.2024

Information as on: 12th March 2024

Certification Work Assigned vide Letter No. 01/AVG/2023-24

Dated: 10th March 2024

Subject: Certificate of amount incurred on **A.V. GREEN** for Development of Residential Plots situated on Khasra no./ GATA No./ ARAZI No. **558,561,562,563,564,565MI** demarcated by its boundaries (latitude **28.894792** and longitude **78.725159** of the end-points) to the North, to the South, to the East to the West of Village **KAZIPURA**, Tehsil **MORADABAD** Competent Authority/Development Authority, District **MORADABAD**, PIN **244001**, admeasuring **12576.86** sq. meter area, being developed by **Mr. NIKHIL AGARWAL [Promotor]** having RERA Registration No. **APPLIED FOR**, Designated A/C No. **APPLIED FOR** with IDBI Bank.

S.No.	Particuars	Rs. In Lacs	Rs. In Lacs
		Total Cost Estimated	Amount Incurred (actual outflow) till now
1	2	3	4
1.	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	1.00	1.00
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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 in para (a) above);	0.00	0.00
	(e) Interest (Other than Penal Interest, Penalties etc.) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan	0.00	0.00

	at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to, Competent Authority.		
	SUB-TOTAL LAND COST (in Rs.)	1.00	1.00
2.	Project Clearance Fees		
	(a) Fees paid to RERA	0.00	0.00
	(b) Fees paid to Local Authority	187.39	187.39
	(c) Consultant/Architect Fees (directly attributable to project)	0.00	0.00
	(d) Any other (specify)	0.00	0.00
	SUB-TOTAL FEES PAID (in Rs.)	187.39	187.39
3A.	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	0.00	0.00
	(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);	0.00	0.00
	(c) Cost of material actually purchased;	135.79	75.79
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	9.89	9.89
	SUB-TOTAL Construction Cost (in Rs.)	145.68	85.68
3B.	Cost of construction incurred (As Certified by Project Engineer)	145.68	85.68
3C.	Total Construction Cost (Lower of 3A and 3B)	145.68	85.68
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)	0.00	0.00
3.	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	145.68	85.68
4.	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	334.07	274.07
5.	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		70%
6.	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)		82%
7.	Total amount received from allottees till date since Inception of the Project (in Rs.)		278.36

AGARWAL RAGHAV & ASSOCIATES

Chartered Accountants



8.	70% Amount to be deposited in Designated Account (0.70*Row 7)	194.85
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)	274.07
10.	Amount actually withdrawn till date since inception of the project	194.85
11.	Balance available in Designated A/c.	0.00
12.	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0.00

This certificate is being issued on specific request of **Mr. NIKHIL AGARWAL** for UPRERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

Place: Moradabad**Date: 13.03.2024****For M/s Agarwal Raghav & Associates****Chartered Accountants****FRN: 024030C****CA Raghav Agarwal****(Proprietor)****M.No.: 540143**