

**Vijay Rastogi & Co.**  
Chartered Accountants

103, Laxman Palace, 19, Veer Savarkar Block, Shakarpur, Delhi – 110 092.

011-42427295 (O), 98113 81598(M) email : vijayrsg@gmail.com

UDIN NO :23090086BGZNMJ5348			
Information as on 07-09-2023			
Certification work Assigned vide letter No. SGPL/2023-24/001		Dated :- 07-09-2023	
<b>Subject:</b> Certificate of amount incurred on Project "Brookside Valley" for Construction of Residential Plots situated on Khasra no./Plot No. 1082m, 1090 & 1089m demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Mota, Ghaziabad (U.P.), Tehsil Competent Authority/Development Authority, District Ghaziabad area, PIN 201001, admeasuring sq. meter area, being developed by M/S Sharda Garments Pvt. Ltd.having RERA Registration No. "Applied", Designated A/C No. 14510200013052 Bank Name Federal Bank Nirman Vihar Delhi .			
S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;or Value of land as ascertained or value of land as ascertained from the annual statement of rates(ASR) ( as per valuation given by advocate) has been taken as total estimated cost ( Total cost of the land has already been paid at the time of registry of land ) whereas Total cost of land as per books of account is Rs.1458.28 Lakh as on 31-03-2023  (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; (c) Acquisition cost of TDR (Transfer of Development Rights), 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. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan 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.	1929.73	1929.73
	<b>SUB TOTAL LAND COST (in Rs.)</b>	2886.16	2514.54
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	0	0
3A	<b>Cost of Development And construction</b> (a) Cost of services (water, electricity to construction site) , Site Overheads; (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); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project); <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	1147.36	0
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	0	0
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	1147.36	0
3D	<b>Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan "SBI-MCLR" on money borrowed for construction)</b>	0	0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)</b>	1147.36	0
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	4033.52	2514.54
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	
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 * 1%	62.34	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
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 )	0	
10	Amount actually withdrawn till date since inception of the project ( This shall include 70% of the amounts already realised till date but not deposited in the designated Account )	0	
11	Balance available in Designated A/c.	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0	

This certificate is being issued on specific request of M/s Sharda garments Private Limited (Name of the Promoter) for UP RERA compliance. The certification is based for cost of development and construction estimate as per Chartered engineer certificate provided to us and on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Date: 07-09-2023  
Place: Delhi

For Vijay Rastogi & Co.  
Chartered Accountants  
Firm Regn No.: 011807N  
C. A. Vijay Kumar Rastogi  
(Proprietor)  
M.No.-090086  
UDIN:23090086BGZNMJ5348

