

## CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 27.08.2023

Date: 27.08.2023

**Subject:** Certificate of amount incurred on project **MALIK COMMERCIAL COMPLEX** for construction of 51 No. of shops and one commercial hall of the project [ UPRERA Application ID- 830707] situated on PLOT NO.-11/COM-104, (CORNER) SECTOR-11, VRINDAVAN YOJNA, RAEBARELI ROAD, LUCKNOW, demarcated by (Latitude & Longitude) 26° 45' 54.1" N-80° 57'-27.1" E its boundaries ( as per approved Layout ) of UP AWAS VIKAS PARISHAD Lucknow admeasuring 1302.60 sq.mts. area being developed by UPAVP Lucknow.

I/We Suresh Tandon have undertaken assignment as chartered accountant of certifying of Completion work of the Project **MALIK COMMERCIAL COMPLEX** for construction of 51 No. of shops and one commercial hall of the project [ UPRERA Application ID- 830707] situated on PLOT NO.-11/COM-104, (CORNER) SECTOR-11, VRINDAVAN YOJNA, RAEBARELI ROAD, LUCKNOW, demarcated by (Latitude & Longitude) 26° 45' 54.1" N-80° 57'-27.1" E its boundaries ( as per approved Layout ) of UP AWAS VIKAS PARISHAD Lucknow admeasuring 1302.60 sq.mts. area being developed by UPAVP Lucknow.

S.NO	Particulars	Rs.in lakhs Total cost estimated	Rs.in lakhs Amount incurred (actual out- flow) till now.
1.	2.	3.	4.
1.	<b>LAND COST</b>	1185.52	637.95
	(a) Acquisition cost of land(purchase or through agreement with land owner) and legal costs on land transaction;		
	(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 bank, NBFC and unsecured loan, money borrowed for purchase of land.		
	(f) Other miscellaneous charges.		
	<b>SUB TOTAL OF LAND COST</b>	1185.52	637.95
2.	<b>PROJECT CLEARANCE FEES</b>	7.94	4.94
	(a) Fees paid to RERA		
	(b) Fees paid to local authority		
	(c) Fees paid to consultants		
	(d) Any other		
	<b>SUB TOTAL OF FEES PAID</b>	7.94	4.94
3.	<b>COST OF DEVELOPMENT AND CONSTRUCTION</b>	590	
	(a) Cost of services- water, electricity etc.		
	(b) Depreciation cost.		
	(c) Cost of material actually purchased		
	(d) Cost of salary and wages		
	(e) Cost of construction incurred( As certified by Project Engineer)		16.50
	(f) Interest paid to financial institution and against unsecured loan.		



	(g) Any other		
	<b>SUB TOTAL OF DEVELOPMENT AND CONSTRUCTION COST</b>	590	16.50
4.	<b>TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)</b>	1783.46	659.39
5.	Percentage completion of construction work completed( as per Project Engineer, Architect's Certificate)		0.00
6.	Percentage completion of total project (proportionate cost incurred on the project to the total estimated cost) Column 4.of row 4/Column 3. of row 4.		0.00
7.	Total amount received from Alotees till date		0.00
8.	Seventy percent amount of row 7 to be deposited in designated account		
9.	Cumulative amount that can be withdrawn from designated account that is( total estimated cost × proportionate cost incurred on the project).		659.39
10.	Amount actually withdrawn till date since inception of the project ( this shall include 70% of the amounts already realized but not deposited in the designated account)		0.00
11.	<b>Balance available in designated account</b>		0.00
12.	<b>Amount that can be withdrawn from the designated bank account under this certificate (Row 9 - Row 10 )</b>		659.39

This certificate is being issued on specific request of Shri Krishan Pal resident of 9B/69 Vrindavan Yojna Lucknow 226029 for UPRERA compliance. This certificate is based on the information and records produced before me and is true to the best of my knowledge and belief.

For, SURESH TANDON & ASSOCIATES  
CHARTERED ACCOUNTANTS



(C.A. S.K.TANDON)

Partner

M. No.080966

Address – Ramdas Compound JC Bose Marg,

Lalbagh, Lucknow 226001.

Contact No. - 9335891212

Date: - 27/08/2023

Place: - LUCKNOW