

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30/11/2023

Certification work Assigned vide letter No. 1

Dated :- 01/12/2023

Subject: Certificate of amount incurred on Mangal Padam Street for Construction of Commercial Building situated on Khasra no. 211 , demarcated by its boundaries (latitude (27.1930771) and longitude(77.9299969) of the end-points) to the North 100 Feet Road, to the South 30 Feet Road, to the East 40 feet Wide Road to the West 30 Feet Wide Road of Village Dehtora , Tehsil Agra Competent Authority/Development Authority- Agra Development Authority, District Agra , PIN 282007 , admeasuring 1677.25 sq. meter area , being developed by Indraprastha Builders and Developers **having RERA Registration No . A/F , Designated A/C No. 120027052784 Bank Name Canara Bank, Agra**

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) 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; (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.	14	14
	SUB TOTAL LAND COST (in Rs.)	14	14

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	50	18
	SUB TOTAL FEES PAID (in Rs.)	50	18



3A	Cost of Development And construction (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);	636	302
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	636	302
3B	Cost of construction incurred (As Certified by Project Engineer)	636	302
3C	Total Construction Cost (Lower of 3A and 3B.)	636	302
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)	24	0
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	660	302
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	724	334
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	47.48%	
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)%	46.13%	
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	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project) (Column 3 of Row 4 * row 6)		334
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)		334

This certificate is being issued on specific request of M/s Indraprastha Builders and Developers 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.

M/s Komandoor and Co LLP
Chartered Accountants

FRN-0014205/S20034

CA Krishna Kumar Mittal
Partner
M.No. 420523
UDIN-24420523BKADZG8375
Date-3rd February,2024
Place-Agra

