



# SANDESH JAIN & ASSOCIATES

## Chartered Accountants

Form — S

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

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

**PARSVNATH PRATIBHA PHASE-IV**Information as on 30-SEP-18

No

Date

**Subject:** Certificate of amount incurred on **PARSVNATH PRATIBHA MORADABAD PHASE -IV** [UPRERA Registration UPRERAPRJ6042] situated on the Khasra No/ Plot no 11 Demarcated by its boundaries (latitude and longitude of the end points) 28.82 to the North 61.94 to the South 78.68 to the East 95.91 to the West of village Sector 4, New Moradabad Tehsil Moradabad Competent/ Development authority Moradabad Development Authority District Moradabad PIN 24401 admeasuring 21536 sq.mts. area being developed by [PARSVNATH DEVELOPERS LTD]


**Cost of land & on site construction of Real Estate Project (All figures in Rs. Lakh)**

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up til 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; (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);	1283	1283
	<b>SUB TOTAL LAND COST (in Rs.)</b>	1283	1283
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) ( INCLUDED ABOVE )		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	0	0



3	<b>Cost of Development / Cost of construction</b> (a) Cost of services (water, electricity to construction site); (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 Labour (excluding cost of salaries of employees of the company not directly attached to project);	3966	163
	<b>SUB TOTAL DEVELOPMENT COST (in Rs.)</b>	3966	163
4	<b>Total for PROJECT (Row 1+ Row 2+ Row 3)</b>	5250	1447
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	4%	
6	Percentage completion of Total Project completed (as per Project Engineer/Architect's Certificate)	28%	
7	Total amount received from allottees (in Rs.)	98.53	
8	70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>	69	
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 6a* Row 5a) or (Column 4 of Row 4), whichever is less	1447	
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	69	
11	Balance available in Designated A/c.	0	
12	Amount to be replenished before next quarter submission of CA certificate <b>(Row 10 – Row 9)</b>	NA	

This certificate is being issued on specific request of **M/s Parsvnath Developers Ltd.** for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

  
  
**CA. SANDESH JAIN**  
**SANDESH JAIN & ASSOCIATES**  
**(MEM NO. - 538441)**