

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Information as on 29-11-2023

Certification work Assigned vide letter No. NMT/5/12

**Subject:** Certificate of amount incurred on NANDI MANGO TREE APARTMENT for Construction of Building situated on Khasra no.595596 ,demarcated by its boundaries (latitude and longitude of the end-points) SW 28.3853089,79.3996624 TO NW 28.236, 79.29397 TO NE28.237, 79.2358 TO SE28.3848140, 79.3993934 of Village SAIDPUR HAWKINS Tehsil BAREILLY Competent Authority/Development Authority BAREILLY DEVELOPMENT AUTHORITY, District BAREILLY , PIN 243122, admeasuring 4790 sq. meter area, being developed by NANDI BUILDTECH PVT LTD **having RERA Registration No .(not allotted) , Designated A/C No. 42495441518 , Bank Name: State Bank of India.**

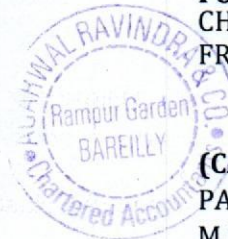
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred
1	2	3	4
1	<b>Land Cost</b>		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	481.00	481.00
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	99.80	99.80
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	NIL	NIL
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government	NIL	NIL
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>580.80</b>	<b>580.80</b>

S.No.	Particulars	Total Cost Estimated	Amount incurred
1	2	3	4
2	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA	1.25	NIL
	(b) Fees paid to Local Authority	NIL	NIL
	(c) Consultant/Architect Fees (directly attributable to project)	10.00	0.50
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>11.25</b>	<b>0.50</b>
3A	<b>Cost of Development And construction</b>		NIL
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	18.00	NIL
	(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);	5.00	2.00
	(c) Cost of material actually purchased;	3500.00	NIL
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	<b>575.00</b>	<b>2.00</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	<b>4100.00</b>	<b>2.00</b>
		<b>4050.00</b>	<b>0.00</b>

3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>4050.00</b>	<b>0.00</b>
3D	<b>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)</b>	NIL	0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	4050.00	0
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>4642.05</b>	<b>583.30</b>
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	0	
7	Total amount received from allottees till date since Inception of the		0
8	70% Amount to be deposited in Designated Account ( <b>0.7*Row 7</b> )		0
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. ( <b>Total Estimated Cost * Proportionate Cost Incurred on the Project</b> ) ( <b>Column 3 of Row 4 * row 6</b> )		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		0
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate ( <b>Row 9 – Row 10</b> )		0

This certificate is being issued on specific request of NANDI BUILDTECH PVT LTD for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

PLACE: BAREILLY  
DATE: 05-12-2023  
UDIN:23072549BGXWHW6639



**FOR AGARWAL RAVINDRA & CO.**  
CHARTERED ACCOUNTANTS  
FRN.-0003592C

**(CA. RAVINDRA K. AGARWAL)**  
PARTNER  
M.NO.-072549