



Form — REG-5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF REGISTRATION OF NEW PROJECT)

Information as on : 20.02.2025

No.-----

Dated :

Subject : Certificate of total amount to be incurred on project (" GARDEN CITY HOME") for construction/site development on land being Kharsa no. 126 Part, 335 Part, 336, 337 Part, 341 Part, 342, 343, 344, 345, 347 Part, 348 Part of Village Murlipur Gulab & Khasra No. 46 part of village Shobhapur at Meerut ByPass, Tehsil and Distt, Meerut, admeasuring 33,855.16 sq.mtr. being developed by M/s PRASANDI BIOTECH PARK PRIVATE LIMITED

S.No.	Particulars	Rs. in lacs	
		Total Cost Estimated	Amount incurred (actual out-flow) upto 20.02.2025
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);	871.20	871.20
	SUB TOTAL LAND COST (in Rs.)	871.20	871.20
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) upto 20.02.2025
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to T&CP Fees paid to Local Authority (Muncipal /Panchyat) (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	422.22	417.22
	SUB TOTAL FEES PAID (in Rs.)	422.22	417.22



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) upto 20.02.2025
1	2	3	4
3A	Cost of Site Development (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);	450.00	171.10
	SUB TOTAL DEVELOPMENT COST in Rs.	450.00	171.10
3B	Cost of construction incurred (As Certified by Project Engineer)	450.00	171.10
3C	Total Construction Cost (Lower of 3A and 3B.)	450.00	171.10
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)		0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	450.00	171.10
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,743.42	1459.52
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		38%
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)%		84%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00
9	Cummulative 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)		1459.52
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)		0.00
11	Balance available in Designated A/c. 306001010036039		0.01
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1459.52

This certificate is being issued on specific request of M/s PRASANDI BIOTECH PARK PRIVATE LIMITED for 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.

FOR PIYUSH GOEL & CO.
CHARTERED ACCOUNTANTS



Piyush Goel

CA PIYUSH GOEL
M.NO. 414884

DATE : 28.02.2025
PLACE : MEERUT
UDIN : 25414884BMHNAZ5210