




A R J S & Associates
Chartered Accountants

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| Form-REG-3 | | | |
|--|---|--|--|
| <u>CHARTERED ACCOUNTANT'S CERTIFICATE</u> | | | |
| (FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT) - PROJECT WISE | | | |
| Information as on 31.07.2020 | | | |
| Certification work Assigned vide letter No. MEMO/MDA/Finance/2020-21 | | Dated :- 29.08.2020 | |
| Subject : Certificate of amount incurred on Construction of 144 EWS under PMAY (Urban) scheme 9 Tower/Block/Building(s) Project Id 39701 situated on Khasra no./Plot No. 271, 399 demarcated by its boundaries, 28.821839 to the North, 78.75234, to the South to the East to the West of Village Dhakka, Tehsil, Moradabad Development Authority, Disctric Moradabad, PIN 244001, admeasuring 4643 sq. meter area, being developed by Moradabad Development Authority having RERA Registration No. NIL Project Id No. 39701, Designated A/C No 57980100001372 Bank Name Bank of Baroda, Ashiyana Branch Moradabad | | | |
| | | Rs. In lacs | Rs. In lacs |
| S.No. | Particular | 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 cost on land transection; (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 or land also to, competent Authority. | 0 (urban ceiling land vested in MDA Free of cost as per government order) | 0 |
| | SUB TOTAL LAND COST (in Rs.) | 0 | 0 |

| 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) | 171006 0 256442 0 | 171006 0 0 0 |
| | SUB TOTAL FEES PAID (in Rs.) | 427448 | 171006 |
| 3A | Cost of Development And construction (a) Cost of service (water, electricity to construction site) , site Overlands; (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); | 715.80 lacs 0 0 0 | 395.04 lacs 0 0 0 |
| | Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a) | 715.80 lacs | 395.04 lacs |
| 3B | Cost of construction incurred (As Certified by Project Engineer) | 715.80 lacs | 395.04 lacs |
| 3C | Total Construction Cost (Lower of 3A and 3B.) | 715.80 lacs | 395.04 lacs |
| 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 | 0 |
| 3 | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D) | 715.80 lacs | 395.04 lacs |
| 4 | TOTAL COST FOR PROJECT (Row 1+ Row 2 + Row 3) | 720.07 lacs | 396.75 lacs |
| 5 | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate) | | 69.32 |
| 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)% | | 55.09 |
| 7 | Total amount received from allottees till date since inception of the Project (in Rs.) | | 13.81 lacs <i>Refer note</i> |
| 8 | 70% Amount to be deposited in Designated Account (0.7*Row 7) | | 9.66 lacs |
| 9 | Cumulative 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) | | 396.68 |

| | | |
|--|--|-------------|
| 10 | Amount actually withdrawn till date since inception of the project (This shall include 70% of the amount already realised till date but not deposited in the designated Account) | 0 |
| 11 | Balance available in Designated A/c. | 13.81 lacs |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10) | 396.68 lacs |
| <p>This certificate is being issued on specific request of M/s Moradabad Development Authority 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.</p> | | |
| <p><i>Ashwani</i></p> <p>For A R J S & Associates (Ashwani Rastogi, Partner) (Mem. No.409762) UDIN: 20409762AAAAFF9658 Date: 29.08.2020</p>  | | |

Note: Government grant received at INR 1 lakh per house which has been utilized towards cost of the Project