



AGARWAL MANOJ & ASSOCIATES
CHARTERED ACCOUNTANTS

Address: - Moti Mill Compound,
G.T. Road,

Aligarh-202001(U.P.)

Mob: - +91-9412732901

E-mail:- agarwal.manoj28@gmail.com

Format-2A

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 03.01.2023

Subject: Certificate of amount incurred on Transport Nagar Scheme for Development of plots situated on Lauhsara Visavan, Tehsil-Koil, Khair Road, Aligarh Admeasuring 8,54,160.00 Sq Mtrs. (being total project area as per T&CP approval), being developed by Aligarh Development Authority.

Cost of land & on site construction of Real Estate Project (All figure in Rs. Lakhs)

<u>S. No.</u>	<u>Particulars</u>	<u>Total Cost Estimated</u>	<u>Amount Incurred (Actual out-flow) up to now</u>
<u>1</u>	<u>Land Cost</u>		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	13478.76	13478.76
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any other Statutory Authority. If any;	NIL	NIL
	(c) Acquisition cost of TDR (Transfer of Development Rights). If any;	NIL	NIL
	(d) Amount 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 (a) above);	Included in (a) above	Included in (a) above
	SUBTOTAL LAND COST Rs.	13478.76	13478.76





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2	<u>Project Clearness Fees</u> (a) Fees paid to RERA (b) Fees paid to T&CP Dept. & (c) Fees paid to Local Authority (Municipal/Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify) Registry Exp.	14.16	14.16
	SUB TOTAL FEES PAID Rs.	14.16	14.16
3	<u>Cost of Development/Cost of Construction</u> (a) Cost of Services (water, electricity, to construction site) (b) Depreciation cost of machinery and equipment purchased , or hire 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 Labor (excluding cost of salaries of employees of the company not directly attached to project);	33987.185	33987.185
	SUBTOTAL DEVELOPMENT COST Rs.	33987.185	33987.185
4	Total cost permissible for the charging to Designated a/c (Row 1+Row 2 + Row 3)	47480.105	47480.105
5	% Completion of Construction Work Completed (as per project Engineer Architect's Certificate)	NIL	NIL
5a	% Completion of Total project (including Cost of land and project clearance fees paid) (Column 4 of Row 4/Column 3 of Row 4*100)	NIL	NIL





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6	Total amount received from allottees Rs.	-	NIL	NIL
6a	70% Amount to be deposited in Designated Account (0.7*Row6)		NIL	NIL
7	Total balance amount receivable from allottees [Only booked property]		NIL	NIL
7a	70% of Receivable (0.7*Row7)		NIL	NIL
8	Total of (Row 6a+Row 7a)		NIL	NIL
9	Amount that can be withdrawn from Designated a/c i.e. (Row 8*Row 5a) or (Column 4 of Row 4), whichever is less		NIL	NIL
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement		NIL	NIL
11	Balance available in Designated A/c		NIL	NIL
12	Amount to be replenished before next quarter submission of CA certificate [Row 10-Row 9]		NIL	NIL

This certificate is being issued on specific request of C.A.O. Aligarh Development Authority, Aligarh for RERA compliance. This certification is based on information and records produce before us and are true to the best of our knowledge and belief.

For M/s Agarwal Manoj & Associates
Chartered Accountants

(Manoj Kumar Agarwal)
Prop.



M.No. 072174

Place: Aligarh

UDIN: 23072174BGSSHQ8980