



ARJS & Associates

Chartered Accountants

Form-5

CHARTERED ACCOUNT'S CERTIFICATE

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

Information as on 12/10/2023

Certificate work Assigned vide letter No. 123 / मु० व० प्रा० / ले० अनु० / 2023-24

Dated:-20/10/2023

Subject:- Certificate of amount incurred for "Internal Development of 103 commercial Plots of various size of Plotted Development under "Gatishaktinagar, Transport scheme" situated on Village- Dheemari, Tehasil-Sadar, Dist. Moradabad arazi no.:615, 622, 623, 624, 625, 626, 627, 628, 629, 633, 634, 635, 636, 640, 641, 642, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 666, 669, 670, 671, 673, 674, 714, 716, 720, 721, 789, 790 and demarcated by its Boundaries (Latitude and Longitude of four corners points) i.e. 28.800229N, 78.760406E, 28.799181N, 78.763916E, 28.797512N, 78.762613E, 28.798026N, 78.760628E, Village- Dheemari, Tehsil-sadar, Dist. Moradabad. Competent/Development authority - MORADABAD DEVELOPMENT AUTHORITY, District MORADABAD PIN 244001 admeasuring 43,490.53 Square meter area being developed by MORADABAD DEVELOPMENT AUTHORITY, MORADABAD having RERA Registration applied for.

Designated Account for "Gatishaktinagar" Moradabad A/C No.019001005006 & IFSC code is ICIC0000190, Bank Name ICICI BANK LTD, CIVIL LINES, MORADABAD(UP)-244001.

Cost of Land & Construction of Real Estate Project		(All figures in Rs.Lakh)	
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	17235.55	17235.55
	(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);		
	SUB TOTAL LAND COST (in Rs.)	17235.54	17235.54
2	Project Clearance Fees		
	(a) Fees paid to RERA	4.45	4.45
	(b) Fees paid to Local Authority	0	0
	(c) Consultancy/Architect Fees (directly attributable to project)	0	0
	(d) Any other (specify)	0	0
	SUB TOTAL FEES PAID (in Rs.)	4.45	4.45
3A	Cost of Development & Construction	751.80	0.00
	(a) Cost of services (water, electricity to construction site);		
	(b) Deprecation cost of machinery and equipment purchased, or hired and maintenance cost, consumable etc., (so long as these costs are directly incurred in the execution of the concerned project);		
	(c) Cost of material actually purchased;		
	(d) Cost of Salary & Wages (excluding cost of salaries of employees of		



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	the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	751.80	0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	752.00	0.00
3C	Total Construction Cost {Lower of 3A and 3B.}	751.80	0.00
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	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	751.80	0.00
4	TOTAL COST OF PROJECT (Row 1+Row 2+Row 3)	17991.80	17,239.99
5	Percentage completion of Construction Work completed (as per Project Engineers/Architect's Certificate)		0.00%
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)%		0.00%
7	Total amount received from allottees till dates 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	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 6) or (Column 4 of Row 4) which ever is less		0.00
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.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under This certificate (Row 9-Row 10)		0.00

This certificate is being issued on specific request of **Moradabad Development Authority** for **UPRERA** compliance. The certificate is based on the information and record produced before me and is true to the best of my knowledge and belief.

Note:

1. Land cost are taken as provided by Project Engineers which are notional basis in total estimated cost. There is no cost incurred for this purpose during current period. The land bank are already there which are used for this project, so we are taken estimated cost which are provided to us.
2. Estimated cost are based on information provided by Engineering Department.

(UDIN) for this document is **23409762BGWHUJ5055**

For A R J S & Associates
(Ashwani Rastogi)



(Partner)
(Mem. No.409762)
Date: 20.10.2023