



SHIV OM & CO.
CHARTERED ACCOUNTANTS

OFFICE:
Station Road, Kothiwal Nagar,
Moradabad – 244001 U.P.
Mobile No, 9997726292, 9897284140
Email:shivomandco2001@yahoo.com

Form -5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 01/09/2023

Certification Work Assigned vide letter No 01

Dated - As on 04/09/2023

Subject: Certificate of amount incurred and proposed on "Dewan Enclave" Project for Development of 21 Plot(s) situated at Gata No. 793, 794, 795, 797, 798 at Village Manoharpur , District Moradabad demarcated by its boundaries longitude and Latitude DNS 28.49`30.0"N And 78.42`45.0"E measuring 7687.09 sq. mts. area being developed by Mr. Surender Gandhi and Mr. Joginder Gandhi

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
1.	Land Cost	3.90	3.90
	(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,	0.59	0.59
	(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 towards stamp duty, transfer charges, registration fees etc (if not included para (a) above	NIL	NIL

Zenith





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(e) Interest (Other than Penal Interest, Penalties etc) paid to Scheduled Banks, NBFC and "Unsecured loan at Bank Marginal cost of Fund based lending Rate " on money borrowed for purchase of land and also to Competent Authority	NIL	NIL
Sub Total Cost (in Rs)	4.49	4.49

S. No	Particulars	Rs. In Lacs Total Cost Estimated	Rs. In Lacs Amount Incurred (Actual Out Flow) Till Now
2.	Project Clearance fees (a) Fees Paid RERA (b) Fees paid to Local Authority (c) Stamp duty of mortgage of plots (d) Consultant/ Architect fees (directly attributable to project) (e) Any other (Water And Air Consent Pollution Board)	142.64 2.41 1.00	142.64 2.41 NIL
	SUB TOTAL FEES PAID (in Rs.)	146.05	145.05
3A	Cost of Development And Construction a) Cost of services (water electricity to construction site) Site Overhead: 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 the project)	94.00 NIL NIL NIL	79.00 NIL NIL NIL

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	Sub Total of Construction Cost (In Rs.) Sum of (a) to (d) of Row 3	94.00	79.00
3B	Cost of Construction Incurred (As Certified by the Project Engineer)	NIL	NIL
3C	Total Construction cost	94.00	79.00
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)	NIL	NIL
3	Total Development and Construction Cost (3C+3D)	94.00	79.00
4	Total Cost of The project (Row 1+2+3)	244.54	228.54
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect' Certificate)	60%	60%
6	Percentage completion of Total project (Proportionate cost incurred of the project to the total estimated cost)	60%	60%
7	Total amount received from allottees till date since Inception of the Project (in Rs)	NIL	NIL
8	70% Amount to be deposited in Designated Account	NIL	NIL
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)	NIL	NIL
10	Amount actually withdrawn till date since inception of the project This shall include 70% of the amount realised till date but not deposited in the designated Account)	NIL	NIL
11	Balance available in Designated A/c	NIL	NIL
12	Amount that can be withdrawn from the designated Bank A/C under this certificate	NIL	NIL





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This certificate is being issued on specific request of Mr. Surender Gandhi and Mr. Joginder Gandhi for UP RERA compliance, the certification is based on the information and records produced before us and are true to the best of our knowledge and belief

Place: Moradabad
Dated: 11.09.2023

For M/s Shiv Om & Company
Chartered Accountants
Firm Reg No 000352C



(Handwritten signature)

(Puneet Kumar Burman)
Partner

M. No. 406251

UDIN- 23406251BGWVMF3885