

DIAL: 2412701
LASA HOUSE,
CIVIL LINES,
MORADABAD.

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 15/03/2022

Dated - As on 15/03/2022

Plot(s) situated at Village Manhorapur, Tehsil and Dist Moradabad at Khasra No 212, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 296, 298, 299, 300, 301, 303, 304, 305, 306, 307 bearing M.D.A Layout Approval No. MBDA/LD/20-21/0349 demarcated by its boundaries latitude and Latitude DNS 28.815868 And 78.70165 measuring 55257sq. mts. area being developed by M/s Parampara Builders Pvt Ltd

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
1.	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner and legal costs on Land transaction; Circle Value of 55257 mtr land given by Land owner (Naveen Jain, Manish Jain, Praveen Jain & Kunti Devi Jain) to Developer (Parampara Builders Pvt. Ltd.) (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,	679.66 NA	679.66 NA

(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
(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)	679.66	679.66

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
2.	Project Clearance fees		
	(a) Fees Paid RERA	4.22	4.22 (to be deposited with this form)
	(b) Fees paid to Local Authority Authority	667.85	249.13
	(c) Fees Paid to NHAI	2.34	2.34
	(d) Consultant/ Architect fees (directly attributable to project)	4.00	1.37
	(e) Any other (Water And Air Consent Pollution Board	0.25	0.25
	SUB TOTAL FEES PAID (in Rs.)	678.66	257.31

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)	2.00 16.60 36.00 436.22 55.50	1.72 16.60 (Fixed Assets) 32.98 (Expenses) (Depreciation approx 2.40 not included) 247.24 47.60
	Sub Total of Construction Cost (In Rs.) Sum of (a) to (d) of Row 3	546.32	346.14
3B	Cost of Construction Incurred (As Certified by the Project Engineer) included in 3A(c)	N.A	N.A
3C	Total Construction cost	546.32	346.14
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)	8.00	7.37
3	Total Development and Construction Cost (3C+3D)	554.32	353.51
4	Total Cost of The project (Row 1+2+3)	1912.64	1290.48
5	Percentage completion of Construction Work completed (as per Project engineer, Architect' Certificate)	95.00% (Certificate Enclosed)	
6	Percentage completion of Total project (Proportionate cost incurred of the project to the total estimated cost)	67.47%	
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	NA	NA
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)	NA	NA
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)	NA	NA
11	Balance available in Designated A/c	NA	NA
12	Amount that can be withdrawn from the designated Bank A/C under this certificate	NA	NA
	This certificate is being issued on specific request of M/s Parampara Builders Pvt Ltd 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.		

PLACE: MORADABAD
DATE: 28-03-2021
UDIN: 22083195AFTDLR7320

FOR: PRAKASH AGARWAL & ASSOCIATES
Chartered Accountants
FRN – 09330N



(PRAVEEN KUMAR)
Partner
Membership No: 083195