

TANUJ BHARDWAJ AND ASSOCIATES

CHARTERED ACCOUNTANTS

ADDRESS : 93, MADARI GATE, BARA BAZAR, BAREILLY 243003

MOBILE NO. 9548864140 EMAIL catanuj01@gmail.com

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)
Information as on 14-09-2023

Certification Work Assigned vide letter No.01

Dated :-As on 14-09-2023

Subject: Certificate of amount incurred and proposed on Aero City Project Phase II for Development of 61 Plot(s) situated on the Plot Khasra No. 428, 429, 430, 431, 432, 512(P), 531(P), 532(P) at KARAMPUR CHAUDHARY, NAINITAL ROAD BAREILLY. bearing B.D.A. Layout Approval No. BDA/LD/22-23/0147 demarcated by its boundaries latitude And Latitude 28.42445 & 79.42707 respectively of village KaramPur Chaudhary , Nainital Road, Bareilly measuring 11211.55 sq.mts. area being developed by M/s Kunal Properties.having RERA Registration No.- Proposed (Collection Bank Account is in Bank of baroda; IFSC Code: BARBMODBLY, A/c No. 46680200000396 Account Name: Kunal Property Collection account Aero City PhaselI), (Seperate Bank Account is in Bank of baroda; IFSC Code: BARBMODBLY, A/c No. 46680200000397 Account Name: Kunal Property Separate account Aero City PhaselI), (Transaction Bank Account is in Bank of baroda; IFSC Code: BARBMODBLY, A/c No. 46680200000395 Account Name: Kunal Property RERA Transaction account Aero City PhaselI)

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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 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; (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 of land and also to ,Competent Authority.	336.35	336.35
	SUB TOTAL LAND COST (in Rs.)	336.35	336.35



TANUJ BHARDWAJ AND ASSOCIATES

CHARTERED ACCOUNTANTS

ADDRESS : 93, MADARI GATE, BARA BAZAR, BAREILLY 243003

MOBILE NO. 9548864140 EMAIL catanuj01@gmail.com

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	0.62	0
	(b) Fees paid to Local Authority	163.87	163.87
	(c) Consultant/Architect Fees (directly attributable to project)	10.00	0
	(d) Any other (Water And Air Consent) Pollution Board	0	0
	SUB TOTAL FEES PAID (in Rs.)	174.48	163.87
3A	Cost of Development And construction	489.17	0
	(a) Cost of services (water, electricity to construction site) , Site Overheads;		
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	489.17	0
3B	Cost of construction incurred (As Certified by Project Engineer)	489.17	0
3C	Total Construction Cost (Lower of 3A and 3B.)	489.17	0
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
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	489.17	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1000.00	500.21
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0%



TANUJ BHARDWAJ AND ASSOCIATES

CHARTERED ACCOUNTANTS

ADDRESS : 93, MADARI GATE, BARA BAZAR, BAREILLY 243003

MOBILE NO. 9548864140 EMAIL catanuj01@gmail.com

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%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0
9	Cummulative 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)	0
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
11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0

This certificate is being issued on specific request of M/s Kunal Properties for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Dated : 14-09-2023

Place Bareilly

UDIN : 23434452BGPEZX5572

For Tanuj Bhardwaj & Associates
Chartered Accountants



Proprietor
CATANUJ BHARDWAJ
M.No. 434452
FRN 22519C

Note – 1- Land has been valued at circle Rates

2- Total % of Project Completion includes Land value