



सेवोत्तम प्रमाणित

## उ०प्र० आवास एवं विकास परिषद

कार्यालय अधिशासी अभियन्ता,

निर्माण खण्ड, रूहेलखण्ड-०४

द्वितीय तल, कामर्शियल काम्पलेक्स, शिवाजी चौक राजेन्द्र नगर बरेली।

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Form — 5

## CHARTERED ACCOUNTANT'S CERTIFICATE

Name of work:- Development work of 273 Nos. residential plots at Civil Lines Yojna No-2, Part-2, Badaun. \*

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

Information as on 01.01.2021

Certification work Assigned vide letter No. 2058/RERA-II/11 Dated :- 22.12.2020

**Subject:** Certificate of Percentage of Completion of Construction Work of 273 Nos residential plots at Civil Lines Yojna No-2, Part-2, Badaun residential Plots of the Project [UPRERA Registration Number UPRERAPRJ830334] partially situated on the Khasra No 567 to 569, 572 to 577, 578/1, 578/2, 579 to 604, 605/1, 605/2, 606, 608 to 615, 623, 624, 625, 843 to 856, 863, 867 to 876, 878, 879/1, 879/2, 880 to 883, 885, 886, 887/1, 887/2, 887/3, 888 to 892, 896 to 900, 876/1218, 880/1226 Demarcated by its boundaries (latitude and longitude of the end points) 28.0281307 - 79.138096 to the North 28.0225721 - 79.1458603 to the South 28.0242641 - 79.1474127 to the East 28.0306795 - 79.1394236 to the West of village nagla sarkee Tehsil & Distt. Badaun Competent/ Development authority UP Housing & Development Board District Badaun PIN 243601 admeasuring 35196 sq.mts. area being developed by UP Housing & Development Board

S.No.	Particulars	Rs. in lacs	
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b>	1642.00	
	(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.		
	<b>SUB TOTAL LAND COST (in Rs.)</b>	1642.00	

S.No.	Particulars	Amount incurred (actual out-flow) till now	
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b>	1.80	
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>		



3A	<b>Cost of Development</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	1048.00	
	<b>Sub Total of Development Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	1048.00	
3B	<b>Cost of Construction incurred (As Certified by Project Engineer)</b>	0.00	
3C	<b>Total Development Cost (Lower of 3A and 3B.)</b>	1048.00	
3D	<b>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)</b>	0.00	
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	1048.00	
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	2691.80	
5	Percentage completion of Development Work completed (as per Project Engineer, Architect's Certificate)		2.86
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 )%		2.86
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		
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 )		
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 )		
11	Balance available in Designated A/c.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		

This certificate is being issued on specific request of Mr. Naveen Kumar Verma, Executive Engineer, UPHDB, IIInd floor, Comercial Complex, Shivaji Chowk, Rajendra Nagar, Bareilly 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.

Signature of Chartered Accountant with seal  
(Neeraj Agarwal) 227  
(96466) RATANDEEP  
COMPLEX  
BAREILLY  
UDIN: 21096466AAAAAA1565

Dated 01/01/2021  
UDIN ÷ 21096466AAAAAA1565