



Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR THE PURPOSE OF WITHDRAWAL OF PROJECT REGISTRATION)

Information as on 31.08.2023

Certification work Assigned vide letter No.----- Dated :-04.09.2023

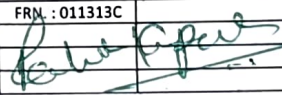
Subject: Certificate of amount incurred on CHANDA GREENS RESIDENCY for Construction of PLOTTED DEVELOPMENT situated on Khasra no 24 demarcated by its boundaries (latitude and longitude of the end-points) 27.504703 to the North, to the South, 77.613537 to the East to the West of Village _BAKALPUR_, Tehsil MATHURA Competent Authority/MATHURA VRINDAVAN Development Authority, District _MATHURA_, PIN _281001_, admeasuring 11200 sq. meter area, being developed by MADHAV PROPERTIES LTD having RERA Registration No .UPRERA A/C, Designated A/C No.922020042905854 Bank Name AXIS BANK ,GOVERDHAN CHOWK MATHURA

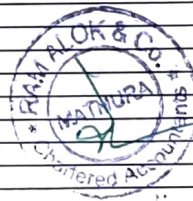
S.No.	Particulars	Rs. in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
	Land Cost	3	4
1	(a) Acquisition cost of land purchased and legal costs on land transaction;	1,68,00,000	1,68,00,000
	(b) Amount payable to obtain development rights, additional FAR and any other 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);	12,00,000	12,00,000
	(e) interest (other than penal interest ,penalties etc) Paid to F1, scheduled Banks, NBFC, and "Unsecured Loan at State Bank Of India- Marginal cost of fund based lending rates (SBI-MLCR)" on Money borrowed for purchase of land also to , competent authority	-	-
	SUB TOTAL LAND COST (in Rs.)	1,80,00,000	1,80,00,000

S.No.	Particulars	Total Cost Estimated	Column1
1	2	3	4
2	Project Clearance Fees		
	a) Fees paid to RERA	61000	61000
	(b) Fees paid to Local Authority	8526145	8526145
	(c) Consultant/Architect Fees (directly attributable to project)	300000	80000
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	8887145	8667145
3A	Cost of Development And construction Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	18500000	4028662
	(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);	0	0
	(c) Cost of material actually purchased;	0	0

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	(d) Cost of Salary and Wages (excluding cost of salaries of employ	1500000	386150
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	20000000	4414812
3B	Cost of construction incurred (As Certified by Project Engineer)	18500000	3950000
3C	Total Construction Cost (Lower of 3A and 3B.)	18500000	3950000
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	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	46887145	31081957
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.2135	
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)%	0.6631	
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)	31081957	
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.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	31081957	
This certificate is being issued on specific request of M/s Madhav Properties Ltd. 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.			
for RAM ALOK & COMPANY			
Chartered Accountants			
FRN : 011313C			
			
(CA. ROHIT KAPOOR)			
Partner			
M.No. 407523			



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