

NAND KISHOR AGRAWAL & ASSOCIATES



Chartered Accountants

Shop no. 3, Jain Ideal School Market, Milan Tiraha,
Deeg Gate, Mathura (UP)-281001 • Phone: 9045106737
E-mail: canandkishoragrawal@gmail.com

Form-5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 21.09.2023

Date

21.09.2023

Subject: Certificate of amount incurred on Maharaja Dwarka for Land and development work situated on Khasra No. 607, 608, 612, 613, 614 & 616 MAUJA-SATOHASGARPUR, NAGLA BOHRA ROAD, NEAR MURLIDHAR DHAM COLONY, LINK ROAD TEHSIL & DISTT. MATHURA. Owner's Name - M/S MAHARAJA WONDER PLUS REALTORS LLP BY PARTNERS Shri Harendra Pratap Singh S/o Shri Maharaj Singh, R/o Village Pali Dungra Sonkh Road, Mathura, Present R/o Maharaja House 106,107&108, Anandlok, Goverdhan Road Mathura. Demarcated by its boundaries : 27.491757, 77.624604 (latitude and longitude of the end points) to the North, to the South, to the East, to the West of village SATOHA ASGARPUR NAGLA BOHRA ROAD, NEAR MURLIDHAR DHAM COLONY, LINK ROAD, Tehsil MATHURA, Competent/ Development authority - Mathura Vrindavan Development Authority, District - Mathura, PIN -281004, admeasuring 24978.33 sq.mts. area being developed by MAHARAJA WONER PLUS REALTORS LLP., having RERA Registratiion No. Applied, Designated A/c No. 7589834297, Bank Name Indian Bank, Mathura Branch.

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.	577.45	NIL
	SUB TOTAL LAND COST (in Rs.)	577.45	NIL

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	154.55	NIL
	SUB TOTAL FEES PAID (in Rs.)	154.55	NIL



NAND KISHOR AGRAWAL & ASSOCIATES



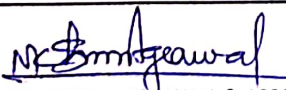
Chartered Accountants

Shop no. 3, Jain Ideal School Market, Milan Tiraha,
Deeg Gate, Mathura (UP)-281001 ● Phone: 9045106737

E-mail: canandkishoragrawal@gmail.com

3A	Cost of Development And construction (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);	1530	NIL
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1530	NIL
3B	Cost of construction incurred (As Certified by Project Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B.)	0	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	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2262	NIL
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		NIL
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)%		NIL
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)		NIL
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)		NIL

This certificate is being issued on specific request of M/s Maharaja Realtors 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.


NAND KISHOR AGRAWAL & ASSOCIATES
Chartered Accountants
(CA. Nand Kishor Agrawal)
(M.No. 437930)
Partner
FRN: 024391C
UDIN: 23437930BGWSF-U9000

