

AGGARWAL RAHUL & ASSOCIATES

CHARTERED ACCOUNTANTS



Firm Regn. No. : 013687C ♦ PAN : AAWFA9052E

U-DIN: 25407255BMJNPE2439

Form- REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on : 31.12.2024

Dated: 03.01.2025

Subject: Certificate of amount incurred on "Vedanta Estate" situated at Maharaja Agresen Marg, Rajwaha Road Tehsil- Muzaffarnagar, District- Muzaffarnagar PIN- 251001 admeasuring 23362.96 sq mtr. Area being developed by M/s Vedanta Infrabuild. Designated A/C No. 42319358486, Bank Name- State Bank of India, Railway Road Branch, Muzaffarnagar

S.No.	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs Amount Incurred
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;	1121.60	817.20
	(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) Amount 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);	97.48	69.18
	(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) Competent Authority.		
	SUB TOTAL LAND COST (in Lakhs)	1219.08	886.38
2.	Project Clearance Fees		
	(a) Fees paid to RERA	1.19	0.00
	(b) Fees paid to Local Authority	269.32	76.95
	(c) Consultant/ Architect Fees (directly attributable to project)		
	(d) any other (specify)		
	SUB TOTAL FEES PAID (in Lakhs)	282.92	76.95
3A	Cost of Development and Construction	201.40	0.00
	(a) Cost of services (water, electricity to construction site), Site Overheads;		
	(b) Deprecation cost of machinery and equipment purchased, or hired and maintenance Cost, 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 Lakhs) (sum of (a) to (d) of row 3a)	201.40	0.00
3B	Cost of construction incurred (As certified by Project Engineer)		



3C	Total construction cost (Lower of 3A and 3B)	201.40	0.00
3D	Interest (Other than Penal Interest and penalties etc.) paid to financial institution ,Scheduled Banks, NBFC and Unsecured Loan at "SBI MCLR" ON Monet borrowed for construction)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	201.40	0.00
4	TOTAL COST OF PROJECT (Row1+ Row2+Row 3)	1703.40	963.33
5	Percentage completion of Construction Work completed (as per project Engineer Architect's Certificate)	0.00	
6	Percentage completion of Total project (proportionate cost incurred on the project to The total estimated cost) (Col.4 of row.3 of row 4)%	56.55%	
7	Total amount received from allottees till date since Inception of the project	0.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.00	
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)	963.33	
10	Amount actually withdrawn till date since inception of the project (This shall Include 70% of the amounts already realized till date but note deposited in the Designated Account)	0.00	
11	Balance available in Designated A/c	0.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate	963.33	

*This certificate is being issued on specific request of M/s VEDANTA INFRABUILD for UP RERA compliance.

The certification is based on the information and records product and before us/me and is true to the best of our/my knowledge and belief.

For M/s AGGARWAL RAHUL & ASSOCIATES
CHARTERED ACCOUNTANTS



RAHUL AGGARWAL
(PARTNER)
Membership. No. 407255
FRN.- 013687C

DATE: 03.01.2025

PLACE: MUZAFFARNAGAR