



# ARJS & Associates

## Chartered Accountants

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Form-REG-3

### CHARTERED ACCOUNTANTS CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)-  
PROJECT WISE+A29

Information as on 19-03-2021

Certification work Assigned vide letter No. 166(A) MDA/ Accounts/ 2020-21 Dated :- 20.03.21

Subject : Certificate of amount incurred on construction of 208 EWS under PMAY (urban) scheme 13 Tower/Block/Building(s) situated on Khasra no./Plot No. 844, 845, 846 & 856 demarcated by its boundaries (latitude and longitude of the end-points) 28.856437 to the North 78.730286, to the South, to the East to the West of Village Sonakpur, District Moradabad, PIN 244001, admeasuring 5997.64 sq. meter area, being developed by Moradabad Development Authority [Promoter] having RERA Registration No. Project Id No. 187984 Designated A/C No 57980100002122 Bank Name Bank of Baroda, Ashiyana Branch Moradabad

S.No.	Particular	INR In lacs	INR In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
1	2	395.16	395.16
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal cost 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 or land also to, competent Authority.	(land already purchased/ acquired by MDA in earlier years and cost of land taken as per DPR)	
SUB TOTAL LAND COST (in Rs.)		395.16	395.16

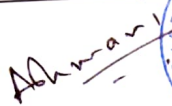



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA	35000	0
	(b) Fees paid to Local Authority	0	0
	(c) Consultant/Architect Fees (Directly attributable to project)	622540	0
	(d) Any other (specify)	0	0
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	657540	0
3A	<b>Cost of Development And construction</b>		
	(a) Cost of service (water, electricity to construction site) , site Overlands;	1172.39 lacs	137.07 lacs
	(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
	(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	0	0
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	1172.39 lacs	137.07
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	1172.39 lacs	137.07 lacs
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	1172.39 lacs	137.07 lacs
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	0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)</b>	1172.39 lacs	137.07 lacs
4	<b>TOTAL COST FOR PROJECT (Row 1+ Row 2 + Row 3)</b>	1574.12 lacs	532.23 lacs
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		13.77
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)%		33.81
7	Total amount received from allottees till date since inception of the Project (in Rs.)		17.10 lacs
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		11.97 lacs
9	Comulative Amount that can be withdrawn from Designated a/c, i.e. ( <b>Total Estimated Cost * Proportionate Cost Incurred on the Project</b> ) ( Column 3 of Row 4 * row 6)		532.23 lacs



10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amount already realised till date but not deposited in the disignated Account)	0
11	Balance available in Designated A/c. (including accretions such as interest)	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 - Row 10)</b>	532.23 lacs

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

  
  
**For A R J S & Associates**  
**(Ashwani Rastogi, Partner)**  
**(Mem. No.409762)**  
**UDIN: 21409762AAAAES5045**  
**Date: 25.06.2021**

**Note:**  
Government grant to be received at INR 2.5 lakh per house to be utilized towards cost of the  
**1 Project**