



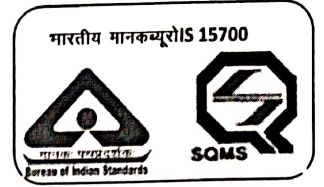
उत्तर प्रदेश आवास एवं विकास परिषद

कार्यालय अधिशासी अभियन्ता

निर्माणखण्ड, मेरठ-01

आफिसकाम्लपलैक्स, सैक्टर-9, शास्त्रीनगर, मेरठ।

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पत्रांक 1708 / अधि.अभि. दिनांक: 7-14/22

24/5/25

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT) - PROJECT WISE

Information as on 23.04.2025.

Certification work Assigned vide letter No.

Dated :

Subject: Certificate of Percentage of Completion of different type of plots in Sector-03, Jagriti Vihar (Vistaar), Yojana No. 11, Meerut situated on the Khasra No. 293, 295, 296, 320, 321, 340, 338, 341, 344, 343, 345, 339, 297, 292, 290, 287, 266, 287 of Village Sarai Kaji in Sector-3 at Jagriti Vihar Extension Scheme No-11 Meerut, demarcated by its boundaries latitude 28.943163 and longitude 77.745105, latitude 28.944815 longitude 77.748957, latitude 28.947571 longitude 77.745695 & latitude 28.947417 longitude 77.742464 to the West of Village Ghosipur, Tehsil Meerut Competent/ Development Authority U.P. Housing & Development Board District Meerut PIN 250004 admeasuring 65,000.00 sq.mts. area have been developed by U.P Housing & Development Board.

Sl. No.	Particular	Rs.in lacs	Rs.in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	2919091744.61	2919091744.61
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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);	0.00	0.00
	(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.	0.00	0.00
	SUB TOTAL LAND COST (in Rs.)	2919091744.61	2919091744.61

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)	660000.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00
	SUB TOTAL FEES PAID (in Rs.)	660000.00	0.00
3	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);	214465375.39 0.00 0.00 0.00	214465375.39 0.00 0.00 0.00
3A	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	214465375.39	214465375.39
3B	Cost of construction incurred (As Certified by Project Engineer)	0.00	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	214465375.39	214465375.39
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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	214465375.39	214465375.39
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3033557120.00	3033557120.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		100
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)%	100	100
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		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)	3033557120.00	0.00
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)	0.00	0.00
11	Balance available in Designated A/c.	0.00	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3033557120.00	0.00

This certificate is being issued on specific request of U.P. Housing and Development Board 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/AAO with seal
(Deepak Saini)

सहायक लेखाधिकारी
उपग्र० आवास एवं विकास परिषद
शास्त्री नगर, मेरठ