

SANDEEP KAPOOR & CO

CHARTERED ACCOUNTANTS

86 (1st Floor) Navyug Market Ghaziabad-201001

ph-0120-4157502, email : sankapurca@gmail.com

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

Information as on 11.11.2022			
Certification work Assigned vide letter No. NIL		Dated :- 11.11.2022	
Subject: Certificate of amount incurred on SMART VILLA for Construction of _____ Tower/Block/Building(s) _____ situated on Khasra no. 1073m 1074M & 1075 _____, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Noor Nagar, Tehsil Ghaziabad Competent Authority/ Ghaziabad Development Authority, District Ghaziabad PIN 201017, admeasuring 6594 sq. meter area, being developed by MNG REALTECH LLP having RERA Registration No. NA , collection A/C No. 50200074054572 Bank Name- HDFC Bank Sector-36 NOIDA			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (Note-1) (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.	830.03	830.03
	SUB TOTAL LAND COST (in Rs.)	830.03	830.03

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (Note-2) (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	393.38	360
	SUB TOTAL FEES PAID (in Rs.)	393.38	360
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);	2496	60.36
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2496	60.36
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



3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3719.41	1250.39
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	
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	
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. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	0	
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)	0	

Place : Ghaziabad
Date : 15.11.2022



For Sandeep Kapoor & Co.
Chartered Accountants
FRN-010288C

[Signature]
S. Kapoor
Partner
M. No. 079710

UDIN-220797108DEHWV2173

Note -1

The land title of the abovenamed khasras are in the personal name of partners /Designated partners
The total land area is 10280 sq. mtr whereas the Promoters are allowed to develop 6594 Sq. mtr as Residential project as per drawing approved by GDA
Total Land Cost of Khasra 1294.00 lacs for 10280 Sq. mtr . Out of above Rs. 830.45 ¹⁰⁰ are attribute in residential project named Smart Villa

Note -2

Project Clearance fee

RERA
Fees Paid to Local Authority (GDA)
Consutants fee

	Estimated	Amt (in lacs) Incurred
	0.38	0
	358	358
	35	2
	393.38	360



For Sandeep Kapoor & Co.
Chartered Accountants

[Signature]