

K P M C & ASSOCIATES

Chartered Accountants



C-1, First Floor, RDC, Raj Nagar, Ghaziabad (NCR) 201002 Tel.: 0120-4119416, 3114076 E-Mail : mail@kpmc.in Web : www.kpmc.in

FORM-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30.06.2025

Certification work Assigned vide letter dated 14.07.2025

Dated :- 14.07.2025

Subject: Certificate of amount incurred on "AL'RUH ALUMNI ACCORD" for Construction of 5 No. of Building(s)/ TOWER A1,A2,A3, B & C COMMERCIAL & COMMUNITY HALL situated on Khasra no./Plot No.GH-A6 JAYPEE GREEN SPORT CITY, SDZ Sector-25,YEIDA, demarcated by its boundaries (latitude and longitude of the end-points) 28 21 37.49N 77 31 47.98E to the North 28 21 32.78N 77 31 50.36E to the South 28 21 35.36N 77 31 52.11E to the East 28 21 34.72N 77 31 46.06E to the West of Tehsil G. B. Nagar, Development Authority Yamuna Expressway Industrial Development Authority, District Gautam Budh Nagar, PIN 203201, admeasuring 12442.60 sq. meter area, being developed by FUTUREWORLD CONSTRUCTIONS PVT. LTD., U70102DL2013PTC255159 having RERA Registration No. UPRERAPRJ804196/12/2024 , Designated A/C No. 50200102820717 Bank Name HDFC BANK LTD,Noida.

S.No.	Particulars	Total Cost Estimated (In Lakhs)	Amount incurred (actual out-flow) till now (In Lakhs)
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);	5,000	2,988
	(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.		
	SUB TOTAL LAND COST (in Rs.)	5,000	2,988
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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)	300	56
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	300	56
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);	21,768	654
	(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 Rs.) (sum of (a) to (d) of row 3a)	21,768	654



H. O. : 302, Gold Plaza, 2057/39, Gurudwara Road Karol Bagh, New Delhi - 110005

3B	Cost of construction incurred (As Certified by Project Engineer)	21,768	1,124
3C	Total Construction Cost (Lower of 3A and 3B.)	21,768	654
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)	21,768	654
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	27,068	3,698
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	5.17%	
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)%	13.66%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1904
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1333
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)		3,698
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)		1333
11	Balance available in Designated A/c.		0.086
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2,365
This certificate is being issued on specific request of M/s FUTUREWORLD CONSTRUCTIONS PVT. LTD. 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.			

For M/s KPMC & Associates
(Chartered Accountants)
FRN: 05359C

CA Pawan Kumar Rastogi
(Partner)

M No. 504119

Date : 14.07.2025

Place : Noida

UDIN : 25504119BMLHSF6062

