

Form - REG 03			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM SEPARATE ACCOUNT OF PROJECT)			
Information as on 30.06.2025			
Certification No. 02		Date : 01.07.2025	
Subject: Certificate of amount incurred on "FLOWER CITY" for Construction of 102 plots situated on Khasra no. 439-440 Amlonipur, Tehsil & Distt. Bareilly Pir 243123, demarcated by its boundaries (latitude and longitude of the end-points) 28.3321638, 79.5796633 to the North, to the South, to the East to the West of Village - Amlonipur, Tehsil-Bareilly, Competent Authority - Jila Panchayat, Bareilly, District-Bareilly, PIN 243123, admeasuring 19995 sq. meter area, being developed by M/S. ACCORD DEVELOPER having RERA Registration No. UPRERAPRJ977145/05/2025, Separate A/c No. 6134002900000070, Bank Name PUNJAB NATIONAL BANK, 731, Nawada Sheikhan, Pilibhit Bypass Uttar Pradesh Bareilly-243001			
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;	250	150
	(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.		
	SUB TOTAL LAND COST	250	150
S.No.	Particulars	Total Cost Estimated	Amount incurred
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	20	6.22
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID	20	6.22
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	330	30.5
	(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);		
	Sub Total of Construction Cost (sum of (a) to (d) of Row 3a)	330	30.5
3B	Cost of construction incurred (As Certified by Project Engineer)	330	30.5
3C	Total Construction Cost (Lower of 3A and 3B.)	330	30.5
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)	330	30.5
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	600	186.72
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	9.24%	
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)%	31.12%	
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	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)	186.72	
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.	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	186.72	
This certificate is being issued on specific request of M/s ACCORD DEVELOPER 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 with seal (Name of the Chartered Accountant) : C. A MEGHA KANSAL (Membership Number) : -415422 UDIN NO. 25415422BMIXSO7810			