

GUNJAN AGARWAL
Chartered Accountant

20, ROYAL ENCLAVE,
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Form -5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31/03/2025

Certification Work Assigned vide letter No

Dated - As on 31/03/2025

Subject: Certificate of amount incurred and proposed on "VASUNDHRA BUILDERS" Project for Development of Plot(s) situated at **Village Majholi. Delhi Road, Moradabad at Khasra No 280 (KA), 280(Kha), 281, 282, 283** bearing M.D.A Layout Approval No. MBDA/LD/21-22/0392 demarcated by its boundaries latitude and Longitude DNS 28.83651 & 78.749448 measuring 9083.33 mts. area being developed by **M/s VASUNDHRA BUILDERS (PAN-AAHFV7036Q)** the designated Current Account for transfer of sale receipts of our share is 7959147580 (With Indian Bank)

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
1.	Land Cost (a) Acquisition cost of land (Through agreement with land owner) Land transaction; Circle Value of 9083.33 mtr land given by Land owner (Avdhesh Kumar, Suresh Kumar, Naveen Kumar, Pankaj Kumar & Sanjeev Kumar) (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	338.29 NA NIL NIL	338.29 NIL NIL

	authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc (if not included para (a) above (e) Interest (Other than Penal Interest, Penalties etc) paid to Scheduled Banks, NBFC and "Unsecured loan at Bank Marginal cost of Fund based lending Rate " on money borrowed for purchase of land and also to Competent Authority	NIL	NIL
	Sub Total Cost (in Rs)	338.29	338.29

		Rs. In Lacs	Rs. In Lacs
S. No	Particulars	Total Cost Estimated	Amount Incurred (Actual Out Flow) Till Now
2.	Project Clearance fees (a) Fees Paid RERA (b) Fees paid to Local Authority Authority(MDA) (c) Fees Paid to NHAI (d) Consultant/ Architect fees (directly attributable to project) (e) Any other (Water And Air Consent Pollution Board	0.97 106.68 5.00	0.00 106.68 0.00
	SUB TOTAL FEES PAID (in Rs.)	112.65	106.68
3A	Cost of Development And Construction (a) Cost of services (water electricity to construction site) and other Administration Exp. (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) Other assets used	120.00	65.86

	(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 the project e) Other Expenses Accounting Charges – 0.06 Compensation - 4.00 Conveyance 0.07 Bank Charges 0.10 Legal Exp. 4.93 Misc. exp. 0.35 Printing & Stat. 0.09 Electrical Fitting 0.03 Electricity Exp. <u>0.07</u> 9.70	20.00 10.00	17.54 9.70
	Sub Total of Construction Cost (In Rs.) Sum of (a) to (d) of Row 3	150.00	93.10
3B	Cost of Construction Incurred (As Certified by the Project Engineer) included in 3A(c)	N.A	N.A
3C	Total Construction cost	150.00	93.10
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)	5.00	3.33
3	Total Development and Construction Cost (3C+3D)	155.00	96.43
4	Total Cost of The project (Row 1+2+3)	605.94	541.40
5	Percentage completion of Construction Work completed (as per Project engineer, Architect' Certificate)	10% (Certificate Enclosed)	
6	Percentage completion of Total project (Proportionate cost incurred of the project to the total estimated cost)	89.35%	
7	Total amount received from allottees till date	Nil	Nil

	since Inception of the Project (in Rs.)		
8	70% Amount to be deposited in Designated Account	NA	NA
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)	NA	NA
10	Amount actually withdrawn till date since inception of the project This shall include 70% of the amount realised till date but not deposited in the designated Account)	NA	NA
11	Balance available in Designated A/c	NA	NA
12	Amount that can be withdrawn from the designated Bank A/C under this certificate	NA	NA
	This certificate is being issued on specific request of M/s VASUNDHRA BUILDERS 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.		

The above figures are on the basis of books of accounts and documents produced.
We have relied on the same.

PLACE: MORADABAD
DATE:13.06.2026
UDIN: 26077029UZMURO2340

FOR GUNJAN AGARWAL
Chartered Accountant

(GUNJAN AGARWAL)
Prop
Membership No: 077029