



M/s CHHABRA TANEJA & ASSOCIATES

CHARTERED ACCOUNTANTS

122/5, RESIDENCY GARDEN, STADIUM ROAD

BAREILLY, UTTAR PRADESH - 243001

Ph - +91-7409954192

email: paramjeet257@gmail.com

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CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31st December 2023

Certification work Assigned vide letter No. DG/2022-23/001, Dated :- 31st December 2022

Subject: Certificate of amount incurred on Construction Work of 104 Duplex Villas, 19 Plots and 72 E. W. S. flats of the Project Park City - Phase I, situated on the Khasra No. 143, 148, 147, 150, 152, 153, 156, 157, 159 demarcated by its boundaries longitude 28 26'08.5" N and 28 26'17.5" N latitude 79 28'27.9" E and 79 28'31.4" E of village Mudia Ahmad Nagar, Tehsil Bareilly. Competent authority - Bareilly Development Authority, District Bareilly - 243001 admeasuring 25,803 sq.mts. area being developed by D G Park City LLP having RERA Registration No. - UPRERAPRM61417, Designated A/c No.39170307948, SBI Name - Commercial Branch, Opposite DM Compound, Civil Lines, Bareilly.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out - flow) till now
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); (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.	1,383.91	217.42
	SUB TOTAL LAND COST (in Rs.)	1,383.91	217.42

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		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) (d) Any other (specify)	140.00	140.00
	SUB TOTAL FEES PAID (in Rs.)	140.00	140.00





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S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
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);	2436.09	2505.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2436.09	2505.00
3B	Cost of construction incurred (As Certified by Project Engineer)	2436.09	2510.00
3C	Total Construction Cost (Lower of 3A and 3B.)	2436.09	2505.00
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)	2436.09	2505.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3960.00	2862.42
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		103.03
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)%		72.28
7	Total amount received from allottees till date since Inception of the Project		3471.69
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		2430.18
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)		2862.42
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)		3468.99
11	Balance available in Designated A/c.		2.70
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		-606.57

This certificate is being issued on specific request of D G Park City LLP 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.

Note: As per the explanation and information recieved from the Promoter, in this Site 72 EWS houses structure work is completed and not a single unit is sold till date. Further 24 type C unsold villas has been completed upto 70%. Due to these unsold units construction, the amount received from customers has been withdrawn to complete the project on time. The existing customers from whom the amount is recieved, are getting the possession of their houses and the work in their houses is upto mark or more than the amount realised from customers.

Further the cost has been increased from the estimated cost due to inflation in material cost and providing some extra amenities in the villas like Modular kitchens with all the required woodwork and Wardroves in the Bed rooms and False ceiling in the customer specified areas.

For Chhabra Taneja & Associates

Chartered Accountants

Firm Registration No. 023031C



(CA Paramjeet Singh Chhabra)

Partner

Membership No. 430855

Date : 15.01.2024

UDIN: 24430855BKCSAF3404

