

SINGHAL & GUPTA
CHARTERED ACCOUNTANTS

Form REG—03																									
Information up to 31.03.2024																									
Dated :- 10.04.2024																									
Certification work Assigned vide letter No.																									
Subject: Certificate of amount incurred on "VASUNDHARA RESIDENCY PHASE-VI" for Construction of Colony situated on Khasra No. 2155 & 2167 (PART) Village Suzroo Rajwaha Road, Muzaffarnagar, demarcated by its boundaries (latitude and longitude of the end-points) North to the South -29.26'43'41"N, 77.42'31.77"E to the North 29.26'35'15"N, 77.42'31.12"E to the South 29'26'41'44" N, 77.42'36'90" E to the East 29.26'39'47"N, 77.42'24'39" East to the West admeasuring 16754.00 SQ.M. Area, being developed by VASUNDHARA INFRA BUILD PVT. LTD. - DEVELOPERS having RERA Registration No. UPRERAPRJ489224, Collection Account No. No. 1591002100017034, Bank Name:- PUNJAB NATIONAL BANK, VIKAS BHAWAN, Muzaffarnagar.																									
30.06.2024																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2"></th> <th style="text-align: center;">Rs.in lacs</th> <th style="text-align: center;">Rs. In lacs</th> </tr> <tr> <th style="text-align: center;">S.No.</th> <th style="text-align: center;">Particulars</th> <th style="text-align: center;">Total Cost Estimated</th> <th style="text-align: center;">Amount incurred (actual out-flow) till now</th> </tr> <tr> <th style="text-align: center;">1</th> <th style="text-align: center;">2</th> <th style="text-align: center;">3</th> <th style="text-align: center;">4</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td> Land Cost (yy) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (zz) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (aaa) Acquisition cost of TDR (Transfer of Development Rights), if any; (bbb) 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); (ccc) 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.) </td> <td style="text-align: center; vertical-align: bottom;">220.50</td> <td style="text-align: center; vertical-align: bottom;">220.50</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center;">220.50</td> <td style="text-align: center;">220.50</td> </tr> </tbody> </table>				Rs.in lacs	Rs. In lacs	S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now	1	2	3	4	1	Land Cost (yy) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (zz) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (aaa) Acquisition cost of TDR (Transfer of Development Rights), if any; (bbb) 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); (ccc) 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.)	220.50	220.50			220.50	220.50				
		Rs.in lacs	Rs. In lacs																						
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now																						
1	2	3	4																						
1	Land Cost (yy) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (zz) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (aaa) Acquisition cost of TDR (Transfer of Development Rights), if any; (bbb) 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); (ccc) 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.)	220.50	220.50																						
		220.50	220.50																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">S.No</th> <th style="text-align: center;">Particulars</th> <th style="text-align: center;">Total Cost Estimated</th> <th style="text-align: center;">Amount incurred (actual out-flow) till now</th> </tr> <tr> <th style="text-align: center;">1</th> <th style="text-align: center;">2</th> <th style="text-align: center;">3</th> <th style="text-align: center;">4</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td> Project Clearance Fees (oo) Fees paid to RERA (pp) Fees paid to Local Authority (qq) Consultant/Architect Fees (directly attributable to project) (rr) Any other (specify) </td> <td style="text-align: center; vertical-align: bottom;">0.89 107.23 1.00</td> <td style="text-align: center; vertical-align: bottom;">0.89 107.23 1.00</td> </tr> <tr> <td colspan="2">SUB TOTAL FEES PAID (in Rs.)</td> <td style="text-align: center;">109.12</td> <td style="text-align: center;">109.12</td> </tr> <tr> <td style="text-align: center;">3A</td> <td> Cost of Development And construction (oo) Cost of services (water, electricity to construction site), Site Overheads; (pp) 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); (qq) Cost of material actually purchased; (rr) Cost of <i>Salary and Wages</i> (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) </td> <td style="text-align: center; vertical-align: bottom;">80.61</td> <td style="text-align: center; vertical-align: bottom;">80.61</td> </tr> <tr> <td colspan="2"></td> <td style="text-align: center;">80.61</td> <td style="text-align: center;">80.61</td> </tr> </tbody> </table>		S.No	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now	1	2	3	4	2	Project Clearance Fees (oo) Fees paid to RERA (pp) Fees paid to Local Authority (qq) Consultant/Architect Fees (directly attributable to project) (rr) Any other (specify)	0.89 107.23 1.00	0.89 107.23 1.00	SUB TOTAL FEES PAID (in Rs.)		109.12	109.12	3A	Cost of Development And construction (oo) Cost of services (water, electricity to construction site), Site Overheads; (pp) 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); (qq) Cost of material actually purchased; (rr) Cost of <i>Salary and Wages</i> (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)	80.61	80.61			80.61	80.61
S.No	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now																						
1	2	3	4																						
2	Project Clearance Fees (oo) Fees paid to RERA (pp) Fees paid to Local Authority (qq) Consultant/Architect Fees (directly attributable to project) (rr) Any other (specify)	0.89 107.23 1.00	0.89 107.23 1.00																						
SUB TOTAL FEES PAID (in Rs.)		109.12	109.12																						
3A	Cost of Development And construction (oo) Cost of services (water, electricity to construction site), Site Overheads; (pp) 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); (qq) Cost of material actually purchased; (rr) Cost of <i>Salary and Wages</i> (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)	80.61	80.61																						
		80.61	80.61																						

Address : 30-B, New Mandi, Near Vrandhavan Market, Muzaffarnagar
 Ph No. 91-9897329037
 Email : ankur_agarwalca@rediffmail.com



SINGHAL & GUPTA
CHARTERED ACCOUNTANTS

3B	Cost o/construction incurred (As Certified by Project Engineer)	80.60	80.6
3C	Total Construction Cost (Lower of 3A and 3B.)	80.60	80.61
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 +JOJ	410.23	410.23
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	410.23	410.23
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate)	100.00%	
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)%	100.00%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.00	
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Project) Estimated Cost Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	410.23	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	287.23	
11	Balance available in Designated A/c.	123.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	287.23	

NOTE:

1. This certificate is being issued on specific request of "VASUNDHARA INFRA BUILD PVT. LTD. "for UP RERA compliance. The certification is based on the information and records produced before us/me and are true to the best of our/my knowledge and belief.

2. The Project "VASUNDHARA RESIDENCY PHASE VI" is developing on 16754.00 Sq.mtr. Land. The Land owner is M/s VASUNDHARA INFRA BUILD PVT. LTD., (Land Owner) and the Project is developing M/s VASUNDHARA INFRA BUILD PVT. LTD. (Developer).

3-In this Project we are not developing any Building/Flats.

3. Project approval fees and expenses shall be bear by the Developer and it is distributed between the shares of built up area of developer in both phases.

For Singhal & Gupta,
Chartered Accountant

(C.A. Ankur Agarwal)

Partner

Date : 08/07/2024

Place : Muzaffarnagar

UDIN : 24407510BJZWJP1783



Address : 30-B, New Mandi, Near Vrandhavan Market, Muzaffarnagar
Ph No. 91-9897329037
Email : ankur_agarwalca@rediffmail.com