

TANUJ BHARDWAJ AND ASSOCIATES

CHARTERED ACCOUNTANTS

ADDRESS : 93, MADARI GATE, BARA BAZAR, BAREILLY 243003

MOBILE NO. 9548864140 EMAIL catanuj01@gmail.com

Form — REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 01/10/2024

Certification work Assigned vide letter No.01

Dated :- As on 01/10/2024

Subject: Certificate of amount incurred and proposed on International City – Mid Town Project for Development of Plot(s) situated on the Plot Gaata no. 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 29, 35, 36, 37, 38, 39, 42, 44, 52, 54, 55, 69, 70, 71, 72, 73, 85, 90, 112, 124, 125, 126, 191, 192, 201, 203, 204, 205, 206, 207, 220, 221, 222, 226, 230, 231, 232, 233, 234, 255, 256, 257, 300, 301, 302, 303, 304, 305, 306, 311, 312, 313, 588, 589 And 590 bearing B.D.A. Layout Approval No. **20180712132949953** demarcated by its boundaries 28.323750, 79.475780 of village NARIYAWAL Tehsil BAREILLY District BAREILLY PIN 243123 measuring 39849.93 sq.mts. area being developed by M/s COMPETENT BUILDERS & DEVELOPERS.,having RERA Registration No.- **UPRERAPRJ550066**, Designated A/C No 2150201002978 Canara Bank, ChaukiChauraha Branch, Bareilly.

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4



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1	Land	Cost	
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	2391.00	2391.00
	(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 (in Rs.)	2391.00	2391.00

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	1.00	2.05
	(b) Fees paid to Local Authority	336.35	336.83
	(c) Consultant/Architect Fees (directly attributable to project)	58.00	33.40
	(d) Any other (Water And Air Consent) Pollution Board	0.50	0.50



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	SUB TOTAL FEES PAID (in Rs.)	395.85	372.78
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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	734.96	654.87
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	734.96	654.87
3B	Cost of construction incurred (As Certified by Project Engineer)	734.96	654.87
3C	Total Construction Cost (Lower of 3A and 3B.)	734.96	654.87
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)		118.49
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	734.96	773.36
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3521.81	3537.13
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		100%
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)%		100.44%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	2160.78	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1512.55	

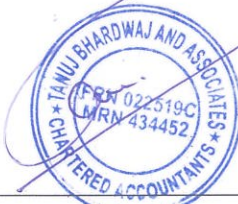


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9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	3537.13
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	2067.07
11	Balance available in Designated A/c.	2.60
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1470.06
This certificate is being issued on specific request of M/s Competent Builders And Developers 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.		
Dated 01/10/2024 Place Bareilly UDIN : 24434452BKBURD4933 For Tanuj Bhardwaj & Associates Chartered Accountants  Proprietor CATANUJ BHARDWAJ M.No. 434452 FRN 22519C		

Note- Land has been valued at circle Rate.