



Alphabets of Trust

MAYANK GOYAL & CO

CHARTERED ACCOUNTANTS

Form — 5			
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. Jeevansukh/Dec/Q3/003		letter dated :- 8 Jan, 2024	
Subject: Certificate of amount incurred on Jeevan Sukh-II for Construction of project situated on Khasra No. 169 & 170, village Mudiya Ahmed Nagar, Bareilly demarcated by its boundaries 28.4363 N, 79.4780 E, 29.0680 N, 79.4788 E of Village Mudiya Ahmed Nagar, Competent Authority/Development Authority Bareilly Development Authority, District Bareilly, admeasuring 30130 sq. meter area, being developed by Anand Rural Buildline LLP having RERA Registration No. UPRERAPRJ670140 with Designated RERA A/C No 5213085097 Bank Name Kotak Mahindra Bank			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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.	899	899
	SUB TOTAL LAND COST (in Rs.)	899	899
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)	300	283
	SUB TOTAL FEES PAID (in Rs.)	300	283
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);	600	352
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	600	352
3B	Cost of construction incurred (As Certified by Project Engineer)	600	352



Regd. Office: C/O Metro Irrigation Pvt. Ltd., Plot No - 44, Sector-21, Industrial Area,
Bhiwani-127021, Haryana

3C	Total Construction Cost (Lower of 3A and 3B.)	600	352
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)	50	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	650	352
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,849	1,533.40
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		54
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)%		83
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1,517
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,062
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)		1,533
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)		1,062
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		472

This certificate is being issued on specific request of M/s Anand Rural Buildline LLP for the project Jeevan Sukh - II 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.

For Mayank Goyal & Co.
Chartered Accountants
FRN : 027062N



CA Mayank Goyal
Individual
M No. 532047
UDIN : 24532047BKAMLM3341
Place: Delhi
Date: 10-01-2024