



SUBHASH C. JAIN & CO.

CHARTERED ACCOUNTANTS

Form — REG-3

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

Information as on 30/09/2021

Certification work Assigned vide letter No.-FLD/RERA/006

Dated :-08/10/2021

Subject: Certificate of amount incurred on the project **Anandam Square** for Construction of **01 Commercial Tower/Block/Building(s)** situated on Village Dhargal and Sadiq Nagar Ghaziabad GDA Competent Authority/Development Authority, District Ghaziabad, PIN 201001, admeasuring **2426.82** sq. meter area, being developed by Friends Land Developers [Promoter] having **RERA Registration No. UP RERAPRJ3245**, Designated A/C No. **27140200000683** Bank Name Bank of Baroda Razapur Shastri Nagar Ghaziabad

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. Note: Project is under collaboration and land cost is taken as 50% of total project cost	1070.21	1070.21
	SUB TOTAL LAND COST (in Rs.)	1070.21	1070.21

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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	10.35	11.62
	SUB TOTAL FEES PAID (in Rs.)	10.35	11.62
3A	Cost of Development And construction (Estimation of Cost of development revised by management as on 25/10/2019) (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);	869.44	853.93
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	869.44	853.93
3A1	Percentage of total construction cost to total estimated construction cost (Estimated construction cost as certified by management)		98.97%



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1379.57

3B	Cost of construction incurred (As Certified by Project Engineer)		
3B1	Percentage of estimated construction cost incurred to total estimated construction cost (based on estimates as provided in engineers certificate dated 30/06/2021)		98.22%
3C	Total Construction Cost (Lower of 3A and 3B.)	869.44	853.93
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)	200	181.03
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	1069.44	1034.96
3		2150	2116.79
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)		
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	98.97	
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)%	98.46	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1939.2
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1357.44
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Cost * Proportionate Cost Incurred on the Project (Total Estimated (Column 3 of Row 4 * row 6)		2116.79
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)		1356.82
11	Balance available in Designated A/c.		0.62
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		759.97

This certificate is being issued on specific request of M/s Friends Land Developers(Name of the Promoter) 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 Subhash C Jain & Co
Chartered Accountants
FRN 00562N
CA S C Jain
(Membership Number: 012126)
UDIN:21012126AAAACI5371

