



DWARIKA BALAJI

A REGISTERED CONSORTIUM

Site & Office : Dwarika City (Integrated Township), 4th Mile Stone, Jansath Road, MUZAFFARNAGAR (U.P.)
Phone : +91-9837032807, +91-7351988000 + e-mail : balaji@dwarikagroup.com + website : www.dwarikagroup.com



CORPORATE OFFICE : B-7, Sector-36, NOIDA (U.P.)

पत्रांक: 051 / डी0बी0 / 2023-24

दिनांक 11.01.2024

सेवा में,
श्रीमान सचिव महोदय,
मुजफ्फरनगर विकास प्राधिकरण
मुजफ्फरनगर।

विषय : द्वारिका सिटी इंटीग्रेटेड टाउनशिप के अन्तर्गत यू0पी0रेरा में फेज-4 के रूप में रजिस्टर्ड UPRERAPRJ-608419 का पूर्णता प्रमाण पत्र जारी किये जाने के सम्बन्ध में।

महोदय,

उक्त विषय के सम्बन्ध में प्रार्थी द्वारा संलग्न मानचित्र संलग्नक-1 में गुलाबी रंग से दर्शाया गया फेज-4 के समस्त विकास कार्य विकासकर्ता द्वारा पूर्ण कर लिये गये हैं तथा विकासकर्ता द्वारा प्रोजेक्ट इंजीनियर श्री मयंक गुप्ता व साईट इंजीनियर श्री अरुण कुमार से फेज-4 के आन्तरिक विकास के सम्बन्ध में प्राप्त पूर्णता प्रमाण-पत्र इस प्रार्थना पत्र (3 पृष्ठ) के साथ संलग्नक-2 है एवं आर्किटेक्ट श्री ऋषि साहनी द्वारा फेज-4 के आन्तरिक विकास के सम्बन्ध में दिये गये पूर्णतः प्रमाण पत्र की प्रति संलग्नक-3 है। उपरोक्त समस्त सर्टिफिकेट्स के आधार पर प्रार्थी को फेज-4 का पूर्णता प्रमाण पत्र जारी किये जाने हेतु विनम्र निवेदन है।

धन्यवाद।

प्रार्थी


अधिकृत हस्ताक्षरी
(अजय बंसल)
द्वारिका बालाजी



FORM-REG-4
(See Regulation 3)

ARCHITECTS CERTIFICATE

(To be issued on completion of Phase-IV {Plotted Development}, Dwarika City, Jansath Road, Muzaffarnagar)

To

Date 30/06/2023

Dwarika Balaji
Dwarika City, 4th Mile Stone, Jansath Road,
Muzaffarnagar (U.P.) 251 001

Subject : Certificate of Completion of Internal Development Work (Plotted Development) of Integrated Township (Dwarika City) of the Phase IV of the Project [UPRERA Registration Number UPRERAPRJ608419, situated on the Khasra Nos. 49, 53, 54, & 58 of Village Shernagar, 4th Mile Stone, Jansath Road, Muzaffarnagar demarcated by its boundaries 77-43 & 29-27 to the North, 77-43 & 29-26 to the South, 77-44 & 29-27 to the East 77-43 & 29-27 to the West, Tehsil Sadar, Muzaffarnagar, Muzaffarnagar Development Authority, District Muzaffarnagar , PIN 251001, admeasuring 14473.41 sq. meter area, being developed by M/s Dwarika Balaji.

Sir

I RISHI SAHNI have undertaken assignment as Architect of certifying Completion of Internal Development Work (Plotted Development) of Integrated Township (Dwarika City) of the Phase IV of the Project [UPRERA Registration Number UPRERAPRJ608419, situated on the Khasra Nos. 49, 53, 54, & 58 of Village Shernagar, 4th Mile Stone, Jansath Road, Muzaffarnagar demarcated by its boundaries 77-43 & 29-27 to the North, 77-43 & 29-26 to the South, 77-44 & 29-27 to the East 77-43 & 29-27 to the West, Tehsil Sadar, Muzaffarnagar, Muzaffarnagar Development Authority, District Muzaffarnagar , PIN 251001, admeasuring 14473.41 sq. meter area, being developed by M/s Dwarika Balaji.

2. Following Technical Professionals are appointed by Owner / Promoter :-

- (i) Gian P. Mathur & Associates (P) Ltd. as MEP Consultant
- (ii) Er. Mayak Gupta as Project Engineer
- (iii) Er. Arun Kumar as Site Supervisor

3. Based on Completion Certificate received from Project Engineer (Er. Mayank Gupta) and Site Supervisor (Er. Arun Kumar) to the best of our knowledge we hereby certify that Internal Development Work of Phase-IV (Plotted Development) has been completed in all aspects and is fit for occupancy for which it has been constructed and enlarged. The Internal Development Work of Phase-IV (Plotted Development) situated on the Khasra Nos. 49, 53, 54, & 58 of Village Shernagar, 4th Mile Stone, Jansath Road, Muzaffarnagar demarcated by its boundaries 77-43 & 29-27 to the North, 77-43 & 29-26 to the South, 77-44 & 29-27 to the East 77-43 & 29-27 to the West, Tehsil Sadar, Muzaffarnagar, Muzaffarnagar Development Authority, District Muzaffarnagar , PIN 251001, admeasuring 14473.41 sq. meter area, being developed by M/s Dwarika Balaji is granted Occupancy Certificate/ Completion Certificate applied in Muzaffarnagar Development Authority.

Yours Faithfully,


AR. RISHI SAHNI
B.ARCH, M.ARCH
REGD. NO. CA/2014/63741
TOWN HALL ROAD, ARYAPURI
MUZAFFARNAGAR-251001

AR. RISHI SAHNI (Architect)

REGD. NO. CA/2014/63741

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30.06.2023

Certification work Assigned vide letter No. DWARIKA/001

Dated :- 30.06.2022

Subject: Certificate of amount incurred on M/s Dwarika Balaji on Integrated Township (Dwarika City) of the Phase IV of the Project [UPRERA Registration Number UPRERAPRJ608419, situated on the Khasra Nos. 49, 53, 54, & 58 of Village Shernagar, 4th Mile Stone, Jansath Road, Muzaffarnagar demarcated by its boundaries 77-43 & 29-27 to the North, 77-43 & 29-26 to the South, 77-44 & 29-27 to the East 77-43 & 29-27 to the West, Tehsil Sadar, Muzaffarnagar, Muzaffarnagar Development Authority, District Muzaffarnagar, PIN 251001, admeasuring 14473.41 sq. meter area, being developed by M/s Dwarika Balaji under Phase-IV with Designated Current A/C No.40242004488 maintained with State Bank of India, SME Branch, Railway Road, Muzaffarnagar.

S.No.	Particulars	Rs.in Lakhs Total Cost Estimated	Rs. In Lakhs Amount incurred (actual out-flow) till 30.06.2023
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.	41.69	41.69
	SUB TOTAL LAND COST (in Rs.)	41.69	41.69
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 30.06.2023
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)	16.21	17.55
	SUB TOTAL FEES PAID (in Rs.)	16.21	17.55
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);	226.13	238.38
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	226.13	238.38
3B	Cost of construction incurred (As Certified by Project Engineer)[Including Project Clearing Fees (2)]	242.34	255.93
3C	Total Construction Cost (Lower of 3A and 3B.)	226.13	238.38
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)	226.13	238.38
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	284.03	297.62
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's 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)%	104.78%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	534.63
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	374.24
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	297.62
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)	499.06
11	Balance available in Designated A/c.	35.57
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	-201.44

Note 1: This certificate is being issued on specific request of M/s Dwarika Balaji for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

Note: As per the Engineer and Architect Certificate this Project has been completed

For Mohit K Dixit & Associates

Chartered Accountants

FRN : 024420C




CA MOHIT KUMAR DIXIT

FCA/ 521651

Proprietor

UDIN: 23521651BGYDBM3786

Date: 20.07.2023

Place: Ghaziabad

ENGINEER'S CERTIFICATE

(To be issued on completion of Phase IV{Plotted Development}, Dwarika City, Jansath Road, Muzaffarnagar)

To

Date: 30/06/2023

Dwarika Balaji
Dwarika City, 4th Mile Stone, Jansath Road,
Muzaffarnagar (U.P.) 251 001

Subject: Certificate of Completion of Internal Development work (Plotted Development) of Integrated Township (Dwarika City) of the Phase IV of the Project [UPRERA Registration Number UPRERAPRJ608419, situated on the Khasra Nos. 49, 53, 54, & 58 of Village Shernagar, 4th Mile Stone, Jansath Road, Muzaffarnagar demarcated by its boundaries 77-43 & 29-27 to the North, 77-43 & 29-26 to the South, 77-44 & 29-27 to the East 77-43 & 29-27 to the West, Tehsil Sadar, Muzaffarnagar, Muzaffarnagar Development Authority, District Muzaffarnagar, PIN 251001, admeasuring 14473.41 sq. meter area, being developed by M/s Dwarika Balaji.

I, Er. Mayank Gupta have undertaken assignment as Project Engineer for certifying of Completion of Internal Development Work (Plotted Development) of the Integrated Township (Dwarika City), of the Phase IV of the Project [UPRERA Registration Number UPRERAPRJ608419, situated on the Khasra Nos. 49, 53, 54, & 58 of Village Shernagar, 4th Mile Stone, Jansath Road, Muzaffarnagar demarcated by its boundaries 77-43 & 29-27 to the North, 77-43 & 29-26 to the South, 77-44 & 29-27 to the East 77-43 & 29-27 to the West, Tehsil Sadar, Muzaffarnagar, Muzaffarnagar Development Authority, District Muzaffarnagar, PIN 251001, admeasuring 14473.41 sq. meter area, being developed by M/s Dwarika Balaji.

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt_ Rishi Sahni_ as Architect
- (ii) M/s/Shri/Smt _NIL_ as Structural Consultant
- (iii) M/s/Shri/Smt _Gayan Prakash Mahtur_ as MEP Consultant
- (iv) M/s/Shri/Smt _____ Arun Kumar _____ as Site Supervisor

2. The project Phase IV (Internal Development work) have been completed. We have estimated the cost of the completion of the civil, MEP and allied works of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. 2,42,34,344.15 (S.No. 1 in Tables - B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 30.06.2023 date is as given in Tables A and B below :

Er. Mayank Gupta

218/1, Patel Nagar, New Mandi,
Muzaffarnagar - 251 001 (U.P.)
Email: mayank.hope4u@gmail.com

Table A

Building/Wing/Tower bearing Number _____ or called _____

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.N o.	Particulars	Amounts
1	Total Estimated cost of the building/ wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Nil
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Nil
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	Nil
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Nil
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Nil
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	Nil
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal Development works and common amenities of Phase-IV

S.N o.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	2,42,34,344.15
2	Cost incurred as on (based on the actual cost incurred as per records)	2,42,34,344.15
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	100.00%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	-
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	NIL
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	NIL
(Enclose separate sheet for the cost calculations)		

Mayank

Signature of Project Engineer

Name : Er. Mayank Gupta

Address : 218/1, Patel Nagar, New Mandi,
Muzaffarnagar -251 001 (UP)

Date: 30-06-2023

Place: Muzaffarnagar

Arun

Signature of Site Supervisor

Name : Er. Arun Kumar

Address : Village Makhiyali
Muzaffarnagar -251 001 (UP)

Date: 30-06-2023

Place: Muzaffarnagar