



TANUJ BHARDWAJ & ASSOCIATES

93, MADARI GATE, NEAR HAKIM RAM JI MAL, SITA RAM
KUNCHI, BAREILLY, 243001
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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

Unique Document Identification Number (UDIN) for this document is
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)
Information as on 09-01-2024

Certification Work Assigned vide letter No.09

Dated :-As on 31/12/2023

Subject: Certificate of amount incurred and proposed on GOBIND DHAM Project for Development of 50 Plot(s) situated on the Plot Khasra No. 191(P), 536, 537, 547, 548, 549(P), 550, 551 & 552 bearing B.D.A. Layout Approval No. BDA/LD/21-22/0227 demarcated by its boundaries latitude And Longitude DNS 28°25'17"N & 79°25'33"E of village Karampur Chaudhary & Girdhari pur, Nainital Road, Bareilly measuring 9543.76 sq.mts. area being developed by Iqbal Singh having RERA Registration No. **UPRERAPRJ110203**, And Designated A/C No (Collection Bank Account is in Bank of Baroda, Model Town Branch, Bareilly; IFSC Code: BARB0MODBLY , A/c No. 46680200000305 Account Name: Iqbal Singh Collection Account for Gobind Dham), (Seperate Bank Account is in Bank of Baroda, Model Town Branch, Bareilly; IFSC Code: BARB0MODBLY , A/c No. 46680200000307 Account Name: Iqbal Singh Seperate Account for Gobind Dham), (Transaction Bank Account is in Bank of Baroda, Model Town Branch, Bareilly; IFSC Code: BARB0MODBLY , A/c No. 46680200000306 Account Name: Iqbal Singh Transaction Account for Gobind Dham).

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.	858.94	858.94
	SUB TOTAL LAND COST (in Rs.)	858.94	858.94



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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 (Water And Air Consent) Pollution Board	0.53 144.44 4.00 0.03	0.53 144.44 0.45 0.03
	SUB TOTAL FEES PAID (in Rs.)	149.00	145.45
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);	232.33	35.17
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	232.33	35.17
3B	Cost of construction incurred (As Certified by Project Engineer)	232.33	35.17
3C	Total Construction Cost (Lower of 3A and 3B.)	232.33	35.17
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
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	232.33	35.17
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1240.27	1041.63
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		83.98%



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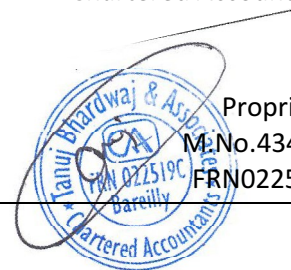
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6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	83.98%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	8.65
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	6.06
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)	1041.63
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)	7.35
11	Balance available in Designated A/c.	1.30
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1034.28
This certificate is being issued on specific request of Iqbal Singh 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 Tanuj Bhardwaj & Associates Chartered Accountants UDIN : 24434452BKBUK18149 Proprietor M.No.434452 FRN022519C		



- Note –
- 1- Land has been valued at circle Rates
 - 2- Total % of Project Completion includes Land value



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