



कार्यालय बरेली विकास प्राधिकरण, बरेली  
विकास ज्योति, प्रियदर्शिनी नगर, पीलीभीत रोड, बरेली (उ०प्र०)  
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Form — S

**CHIEF FINANCE & ACCOUNT OFFICER CERTIFICATE**

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

Information as on 31-12-2023

(Mention date at the time of application)

No

Date: 31-12-2023

**Subject:** Certificate of Completion of Construction Work of Development works of Sector-10 SARYU Enclave at Ramganga Nagar Scheme. The Project [UPRERA Registration Number-UPRERARJ745000] situated on the Khassa No.331, 339, 340, 348, 349, 351, 352, 443 TO 446, 449 TO 460, 462 TO 465, 468 TO 471 Village Mohanpur Urf Ramnagar Demarcated by its boundaries (latitude and longitude of the end points)  
latitude 28.375063 N Longitude 28.375063 N  
Longitude 79.483937 E Longitude 79.483937 E  
to the North\_ to the South\_ to the East\_ to the West of village Mohanpur Urf Ramnagar, Tehsil Sadar Bareilly, Bareilly Development Authority, Bareilly, District Bareilly, PIN- 243001 admeasuring 112698.00 sq.mts. area being developed by Bareilly Development Authority, Bareilly.

**Cost of land & on site construction of Real Estate Project(All figures in Rs. Lakh)**

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Total Cost Estimated | Amount incurred (actual out-flow) up to now |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------|
| 1     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3                    | 4                                           |
| 1     | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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); | 1837.000             | 1837.000                                    |
|       | <b>SUB TOTAL LAND COST (Rs. in Lac)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1837.000             | 1837.000                                    |
| 2     | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                       | 5.685                | 5.685                                       |

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
|                                                                                                                                                                                                                                                                                                                                                                                    | <b>SUB TOTAL FEES PAID (Rs. In Lac)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>5.685</b>    | <b>5.685</b>   |
| <b>3</b>                                                                                                                                                                                                                                                                                                                                                                           | <b>Cost of Development / Cost of construction</b><br>(a) Cost of services (water, electricity to construction site);<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of labour (excluding cost of salaries of employees of the company not directly attached to project); | <b>1400.000</b> | <b>1334.20</b> |
|                                                                                                                                                                                                                                                                                                                                                                                    | <b>SUB TOTAL DEVELOPMENT COST (Rs. In lac)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>1400.00</b>  | <b>1334.20</b> |
| <b>4</b>                                                                                                                                                                                                                                                                                                                                                                           | <b>Total for PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>3242.69</b>  | <b>3176.89</b> |
| <b>5</b>                                                                                                                                                                                                                                                                                                                                                                           | Percentage completion of Construction Work completed (as per Project Engineer Certificate)                                                                                                                                                                                                                                                                                                                                                                                                      |                 | 97.971%        |
| <b>5a.</b>                                                                                                                                                                                                                                                                                                                                                                         | Percentage completion of Construction Work completed (as per Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                           |                 | 95.30%         |
| <b>6</b>                                                                                                                                                                                                                                                                                                                                                                           | Total amount received from allottees (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | 15638.980 ✓    |
| <b>6a.</b>                                                                                                                                                                                                                                                                                                                                                                         | 70% Amount to be deposited in Designated Account (0.7*Row 6)                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | 10947.29 ✓     |
| <b>7</b>                                                                                                                                                                                                                                                                                                                                                                           | Amount that can be withdrawn from Designated a/c, i.e.<br>(Row 6a * Row 5a) or (Column 4 of Row 4), whichever is less (i.e. lesser of 10432.76 or 3176.89)                                                                                                                                                                                                                                                                                                                                      |                 | 3176.89 ✓      |
| <b>7a.</b>                                                                                                                                                                                                                                                                                                                                                                         | 70% of receivables (0.7 * Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | 2223.82 ✓      |
| <b>8</b>                                                                                                                                                                                                                                                                                                                                                                           | Total of (Row 6a + Row 7a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | 13171.11 ✓     |
| <b>9</b>                                                                                                                                                                                                                                                                                                                                                                           | Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 5a) or (Column 4 of Row 4), whichever is less (12552.07 or 3176.89) ✓                                                                                                                                                                                                                                                                                                                                                       |                 | 3176.89 ✓      |
| <b>10</b>                                                                                                                                                                                                                                                                                                                                                                          | Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement                                                                                                                                                                                                                                                                                                                                                                                         |                 | 9527.83 ✓      |
| <b>11</b>                                                                                                                                                                                                                                                                                                                                                                          | Balance available in Designated A/c.(6 - 10)                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | 6111.15 ✓      |
| <b>12</b>                                                                                                                                                                                                                                                                                                                                                                          | Amount to be replenished before next quarter submission of CA certificate (Row 10 - Row 9)                                                                                                                                                                                                                                                                                                                                                                                                      |                 | 6350.95 ✓      |
| <p>This certificate is being issued on specific request of M/s Bareilly Development Authority for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.</p> <p>Signature of Chief Finance &amp; Account Officer with seal<br/>(Name of the Chief Finance &amp; Account Officer)</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                |

Shivdhanj Singh Yadav  
Chief Account Officer  
मुक्त प्रेम एवं सेवाधिकारी  
श्री श्री विकास प्रतिष्ठान

15/11/24  
J.E.  
V.M.  
D.S.