TANUJ BHARDWAJ & ASSOCIATES

93, MADARI GATE, NEAR HAKIM RAM JI MAL, SITA RAM
KUNCHA, 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 WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31-12-2022

Certification Work Assigned vide letter No.02 Dated :-As on 31/03/2023

Subject: Certificate of amount incurred and proposed on NARAYAN VRINDAVAN Project for Development of 60 Units And one Villa situated on the Plot Khasra No. 595 bearing B.D.A. Layout Approval No. BDA/BP/21-22/0350 demarcated by its boundaries latitude And Latitude DNS 28.384958, 79.399737 of K.NO.595,GRAM-SAIDPUR HAWKINS,NEAR MINI BYEPASS ROAD,BAREILLY measuring 4233.19 sq.mts. area being developed by Dhruv Narain Mehra having RERA Registration No.- Proposed, And Designated A/C No (Collection Bank Account is in State Bank of India, Commercial Branch, Bareilly; IFSC Code: ***SBIN0017644*** , A/c No. 41450718727 Account Name: Dhruv Narain Mehra Collection Account for Narayan Vrindavan, (Seperate Bank Account is in State Bank of India, Commercial Branch, Bareilly; IFSC Code: ***SBIN0017644*** , A/c No. 41450721274 Account Name: Dhruv Narain Mehra Seperate Account for Narayan Vrindavan), (Transaction Bank Account is in State Bank of India, Commercial Branch, Bareilly; IFSC Code: ***SBIN0017644*** , A/c No. 41736816824 Account Name: Dhruv Narain Mehra Transaction Account for Narayan Vrindavan

		Rs.in lacs	Rs. In lacs
S.No.	**Particulars**	**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.	825.47	825.47
	SUB TOTAL LAND COST (in Rs.)	825.47	825.47

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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)Feespaid 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	87.00	87.00
	SUB TOTAL FEES PAID (in Rs.)		
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);	2700.94	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2700.94	912.47
3B	***Cost of construction incurred (As Certified by Project Engineer)***	2700.94	912.47
3C	***Total Construction Cost (Lower of 3A and 3B.)***	2700.94	912.47
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)***		
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	2700.94	912.47
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	3526.41	912.47
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	00.00	

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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)%	00.00
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	00.00
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	00.00
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)**	00.00
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)	00.00
11	Balance available in Designated A/c.	00.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	00.00

This certificate is being issued on specific request of Mr. Dhruv Narain Mehra 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 : **23434452BGPEYA2873**

Tanuj Bhardwaj & Associates ★ Chartered Accountants ★ FRN 022519C Bareilly

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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