



Form - 5

CHARTERED ACCOUNTANT CERIFICATE

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

Subject: Certificate of amount incurred on "Mayavan Project - Plotted Development " for Construction of Tower/Block/Building(s) _____ situated on Khasra no./Plot No. 2238 and 2300 , demarcated by its boundaries (latitude and longitude of the end-points) 27.621484 and 77.669045 to the North 27.619158 and 77.675285 to the South 27.618667 and 77.666095 to the East 27.620517 and 77.666478 to the West of Village Moza Sakraya Bangar Tehsil Mathura Competent Authority/Development Authority MVDA , District Mathura , PIN 281406 , admeasuring 64871 sq. meter area, being developed by **Brajbhumi Nirmaan Private Limited** having RERA Registration No. **UPRERAPRJ7044**, Designated A/C NO. 60063744326 Bank Name - BANK OF MAHARASTRA

Sr No.	Particulars	Amount (in Rs.)	
		Estimated	Incurred till 30-06-2021
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;		5,83,53,517
	(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.		
	SUB TOTAL LAND COST (in Rs.)		5,83,53,517
2.	Project Clearance Fees		
	(a) Fees Paid to Rera		17,66,181
	(b) Fees Paid to Local Authority (MVDA)		2,26,53,932
	(c) Consultancy /Architect Fees (directly attributable to project)		1,48,07,628
	(d) Any Other (specify)		15,19,719
	SUB TOTAL FEES PAID (in Rs.)		4,07,47,459
3A	Cost of Development & Construction		
	Cost of Services (Water, Electricity to Construction Site), Site overheads		1,79,87,064
	(a) 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);		4,60,969
	(b) Cost Of Material actually purchased		3,91,81,694
	(c) Cost of Salary & Wages (excluding cost of Salaries of Employees of the company not directly attached to the project)		1,85,43,579
	SUB TOTAL OF CONSTRUCTION COST (in Rs.)		7,61,73,307
3B	Cost of Construction incurred (As certified by Project Engineer) as on 30.06.21		7,46,67,047
3C	Total Construction Cost (Lower of 3A & 3B)		7,46,67,047
	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)		
3D			
3	Total Development & Construction Cost (3C + 3D)	10,11,07,000	7,46,67,047



4	Total Cost of Project (1 + 2 + 3)	17,37,68,023
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	73.84%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of 4 / Col.3 of 4) %	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	15,06,02,509
8	70% Amount to be deposited in Designated Account (70% of 7)	10,54,21,756
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of 4 * 6)	17,37,68,023
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)	15,05,85,416
11	Balance available in Designated A/c.	17,093
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (9 – 10)	2,31,82,607

This certificate is being issued on specific request of M/s Brajbhumi Nirmaan Private Limited (Mayavan Project) for UP RERA compliance. The certification is based on the information and records produced before us and explanations provided to us by the management of the company and is true to the best of our knowledge and belief.



**For J. P. Bagree & Co.
Chartered Accountants**

Place: Kolkata
Date : 26 July 2021

**JAGADISH PRASAD BAGREE
Proprietor
Membership No. 054071**

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