NEHA CHAUDHARY & ASSOCIATES
CHARTERED ACCOUNTANTS
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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30.06.2024

Dated :- 13.07.2024

Subject: Certificate of amount incurred on project **Braj Dham Residential Colony (Sector-1 & Sector-2)** for 11Construction of **64 No. of LIG/EWS** Building(s) and Development of **306 No's residensial Plots & 11 No's Commercial Plots** of the Phase of the Project [**Project Reg. No.: UPRERAPRJ346165**] situated on the Khasra No: **83/1, 83/2, 124/1, 124/2, 124/3, 124/4, 124M, 125, 126, 127, 128, 129, 130, 130M, 131, 131M, 132M & 133M** Demarcated by its boundaries (**as per Annexure 1 of Project Engineer Harish Chandra Mittal of M/s Mittal Constructions**) of village: **Rajpura Bangar, Near Pagal Baba Temple, Vrindavan** Tehsil- **Mathura** Competent / Development authority- **Mathura Vrindavan Development Authority**, District: **Mathura**, PIN- 281121, admeasuring **62911 sq.mts.** area being developed by **BRAJ DHAM CONSTRUCTIONS [Promoter Reg. No.: UPRERAPRM115591]. Designated UPRERA A/C No. 777705113045 Bank Name ICICI Bank Limited, Ramanreti Road, Vrindavan Branch**

S.No.	Particulars	Total Cost Estimated (Rs.in lakhs)	Amount incurred (actual out-flow) till now (Rs.in lakhs)
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.	470.39	470.39
	SUB TOTAL LAND COST (in Rs.)	470.39	470.39

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till
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)	322.87	351.24
	SUB TOTAL FEES PAID (in Rs.)	322.87	351.24

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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);	1,556.74	1,674.25
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,556.74	1,674.25
3B	***Cost of construction incurred (As Certified by Project Engineer)***	1,880.00	1,821.08
3C	***Total Construction Cost (Lower of 3A and 3B.)***	1,556.74	1,674.25
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)***	-	69.28
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	1,556.74	1,743.52
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	2,350.00	2,565.15
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	96.87%	
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)%	109.16%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		4,612.57
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**		3,228.80
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)**		3,228.80
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)		2,907.25
11	Balance available in Designated A/c.		321.55
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**		321.55

This certificate is being issued on specific request of **M/s BRAJ DHAM CONSTRUCTIONS** 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.

Note: 1. Interest paid has been taken at SBI MCLR rate.

2. GST input taken has been reversed and charged to cost as ITC is not available.

For Neha Chaudhary & Associates
Chartered Accountants

NEHA CHAUDHARY & ASSOCIATES * Chartered Accountants * M.No. 066227

Neha Chaudhary
Proprietor
Mem No. 066227
FRNo.327596E
Date: 14-07-2024
UDIN:24066227BKAEWO8427