



ALI ISHRAT & CO.

CHARTERED ACCOUNTANTS

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CA Mo Savej
(B.Com. M.Com. FCA)
(Partner)

Form — 5

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

Information as on **31-12-2024**

Certification work Assigned vide letter No. **2024-25/04**

Dated :- **15.01.2025**

Subject: Certificate of amount incurred on **Urban Villas** for Construction of **21 No. Residential Plots and 4 No. Commercial Plots** Tower/Block/ Building(s) **NA** situated on Khasra no./Plot No. **63 (Part) Mohanpur Urf Ramnagar, Bareilly**, demarcated by its boundaries (latitude **28.3821** and longitude **79.4790** of the end-points) CANAL to the North **CANAL**, to the South **Other Properties**, to the East **Other Properties** to the West **Other Properties** of Village **Mohanpur Urf Ramnagar Tehsil Bareilly** Competent Authority/Development Authority, District **Bareilly**, PIN -**243006**, admeasuring 4190 sq. meter area, being developed by **Aadhar Infrabuild having RERA Registration No .-----** , Designated A/C No.:- **027906600000017** Bank Name:- **Dhanlaxmi Bank**

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.	1,28,30,400	1,28,30,400
	SUB TOTAL LAND COST (in Rs.)	1,28,30,400	1,28,30,400

Head Office:- Rampur Road, Near Miglani Cinema, Behind Hotel Mannat, Moradabad, UP-244001



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	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 (specify) (Note:- Estimated cost of Consultant/Architect Fee consider as of Rs.1000000)	84,68,593	76,68,093
	SUB TOTAL FEES PAID (in Rs.)	84,68,593	76,68,093
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);	1,04,41,507	48,21,725
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,04,41,507	48,21,725
3B	Cost of construction incurred (As Certified by Project Engineer)	0.00	69,91,061
3C	Total Construction Cost (Lower of 3A and 3B.)	1,04,41,507	48,21,725
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)	NA	NA
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,04,41,507	48,21,725
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,17,40,500	2,53,20,218
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		46.18%
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)%		80%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2,43,21,670
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,70,25,169

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)	2,53,20,218
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)	2,42,76,099
11	Balance available in Designated A/c.	45,571
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	10,44,119

This certificate is being issued on specific request of **M/s Aadhar Infrabuild** 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.

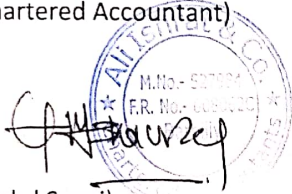
Note:-

During our verification process, it comes to our notice that some plots have been transfered without following proper compliance of RERA which are as follows.

1. Asper point No.7 total amount received from allowtees Rs. 2,43,21,670. only Rs.2,12,42,680 have been received in designated account and Rs. 30,78,990 have not received in designated account.
2. Out of the total Rs. 30,78,990. The Rs.11,16,1160 has been received in Bank of Maharashtra of the firms current account and Rs.19,62,830 has been adjusted from unsecured loan or promoters capital account.

For Ali Ishrat and Co.

(Chartered Accountant)



(Mohd Savej)

(Membership No.527984)

Date:-15.01.2025

Place:- Bareilly

UDIN:-25527984BMHVBQ7338