



SHIVAM RAJENDRA & CO.
CHARTERED ACCOUNTANTS

B-1915, Street No 26/7, Near Bhagat Ji Mandir,
1st Pusta, Sonia Vihar, Delhi – 110094

C.A. SHIVAM KUMAR
B.COM, ACA

Mobile: +91 - 9582986370
Email: cashivamvajpayee@gmail.com

Form-5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

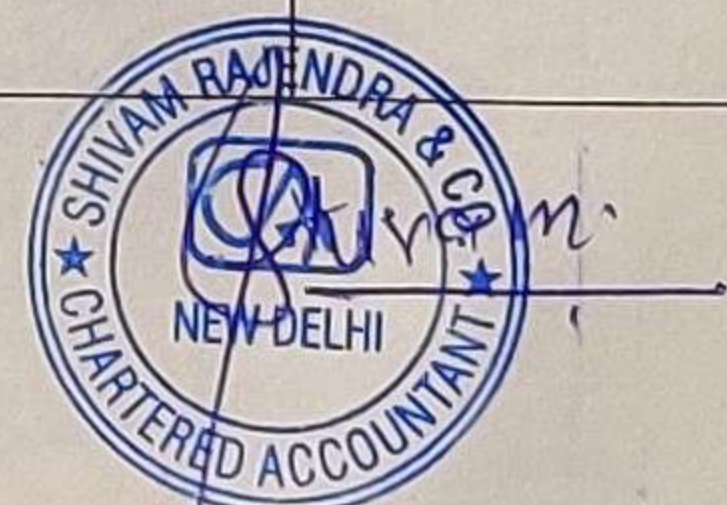
**(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED
SEPARATE ACCOUNT OF PROJECT) - PROJECT WISE**

Information as on 31.03.2023

Certification work Assigned vide letter No. ----NIL-----Dated :-25.01.2021

Subject: Certificate of amount incurred on Rail Vihar Moradabad Phase-III for Construction of 71 UNITS situated on khasra No./Plot No.751 to 758 Demarcated by its boundaries (latitude and longitude of the end points) (A)28 82 16,78 70 91 (B) 28 82 05,78 71 03 (C) 28 82 03,78 to 86 (D) 28 81 97,78 70 93, of village Manohar Pur Tower/Block/Building(s) _____ Tehsil Moradabad Competent Authority/Development Authority, MDA District MORADABAD , PIN 244001, admeasuring 19200 sq. meter area, being developed by Indian Railway Welfare Organization [Promoter] having RERA Registration No.UPRERAPRJ8575 , Designated A/C No.084001000013683 Bank Name INDIAN OVERSEAS BANK, Gole Market, New Delhi.

Sl. No.	Particulars	Total Cost estimated (Rs. in Lakh)	Amount incurred (actual out-flow) till now (Rs. in Lakh)
1	2	3	4
1	Land Cost (a)Acquisition cost of land (purchase or through agreement with land owner) and legal cost on land construction, (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)Amount payable to State Government or competent authority or any other statutory authorityof the State or Central Government towards Stamp Duty, Transfer Charges, Registration fee, etc. (if not included in para	2352.53	2423.86





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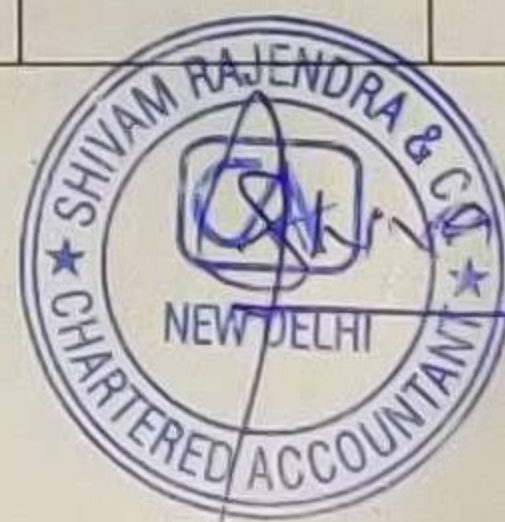
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	(a) above), Interest (Other than penal interest, penalties etc.) paid to FI, Scheduled Banks, NBFCs and (unsecured loan at State Bank of India-Marginal cost of Fund based lending Rate (SB)-MCLR)" on money borrowed for purchase of land and also to competent Authority.		
	SUB TOTAL LAND COST (In Rs. Lakh)	2352.53	2423.86
2.	<u>Project Clearance Fees</u> (a) Fees paid to RERA (b) Fees paid to local authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify) – Mining Deptt.	1.76 255.47	2.06
	SUB TOTAL OF FEE PAID (In Rs. Lakh)	257.23	2.06
3A	<u>Cost of Development And construction</u> (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);	2319	2555.23 163.75
	Sub Total of Construction Cost (in Rs. Lakh) (sum of (a) to (d) of Row 3a)	2319	2718.98
3B	Cost of construction incurred (As Certified by Project Engineer)		2310
3C	Total Construction Cost (Lower of 3A and 3B.)	2319	2310
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)	2319	2310
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4928.76	4735.92





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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	98.21 %
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)%	96.09 %
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	4558.39
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3190.87
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 Row 4 * row 6)	4736.05
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)	5144.89
11	Balance available in Designated A/c.	25.74
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	-408.84*

This certificate is being issued on specific request of M/s Indian Railway Welfare Organisation 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.

- Rs. 408.84 lakh in Row 12 of the Certificate is on account of salaries and wages and establishment expenditure pertaining to the project which has not been considered in the Engineers Certificate. The Engineers Certificate contains only the cost of construction and not the other incidental expenditure such as salaries of personnel deployed in the project and TA/DA expenses and establishment expenses of the project.

For Shivam Rajendra & Co.
Chartered Accountants
FRN : 035770N



Shivam
ACA / Proprietor
M No 554676
UDIN : 23554676BGVEAU3098
Date : 15.05.2023
Place : New Delhi