

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 25.09.2025

Dated :-03/10/20

Subject: Certificate of amount incurred on **Anand south City** for Construction of residential plotting demarcated by its boundaries (latitude and longitude of the end-points) Bagicha & KDA Colony to the North, other's araziyat to the South, 150' feet wide road & KDA colony to the East Village Tikra to the west of Village Jarauli, kanpur development authority, pargana district kanpur nagar PIN 208027, admeasuring 31377 sq. meter area, being developed by dolphin developers limited **having RERA Registration No .UPRERAPRJ9440, Designated A/C No.-30920651341 Bank Name State Bank of India**

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
		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.	0	0
	SUB TOTAL LAND COST (in Rs.)	0	0

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		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)		
	SUB TOTAL FEES PAID (in Rs.)	706.33	629.64
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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1593.67	1664.83

3B	Cost of construction incurred (As Certified by Project Engineer)	1700.00	1700.00
3C	Total Construction Cost (Lower of 3A and 3B.)	1593.67	1664.83
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	1593.67	1664.83
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2300.00	2294.47
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100%	
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)%	99.75%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	2252.73	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1576.911	
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)	2294.47	
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)	2252.73	
11	Balance available in Designated A/c.	0.34	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	41.74	

Note-1) There is an Joint venture between company and land owner. As per J.V land is contributed by land owner and company will beal all construction & Development cost and after completion of project land owner will get 50% and company will get 50% of the total plots. the company neither purchased any land or nor it will be purchased in future so tha land cost will be NIL.

Note-2) All estimated cost are shown as suggested by management.

This certificate is being issued on specific request of M/S Dolphin Developers Ltd for UP RERA compliance. The Certificate is based on the information and records produced before us and is true to the best of our knowledge and belief

For Virendra Mona & Associates
Chartered Accountants
FRN 009803C

CA Prashant Mishra
Mno 437702
UDIN: 25437702BMKTZN8432
Date:03-10-2025
Place: Kanpur

