



## TANUJ BHARDWAJ & ASSOCIATES

93, MADARI GATE, NEAR HAKIM RAM JI MAL, SITA RAM  
KUNCHA, BAREILLY, 243001  
Mobile : 09548864140  
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Form — 5

### CHARTERED ACCOUNTANT'S CERTIFICATE

Unique Document Identification Number (UDIN) for this document

is **25434452BMIKTE5477**

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

Information as on 01-07-2025

Certification Work Assigned vide letter No.01

Dated :-As on 01/07/2025

Subject: Certificate of amount incurred and proposed on OASIS GARDEN Project for Development of 54 Residential Plots, And 9 Non Commercial Plots and 50 Sector Shopping Plots in PART OF GATA NO.985,986,987 Vill.NARYAWAL,BAREILLY bearing B.D.A. Layout Approval No. BDA/LD/24-25/0108 demarcated by its boundaries latitude And Latitude end point 28.311124 to north 28.3111045 to south 28.310785 to the east and 79.474885 to the west of Gata/ ARAZI No.: PART OF GATA NO.985,986,987,Vill.NARYAWAL, BAREILLY measuring 15865.57 sq.mts. area being developed by Mohd Khalid (lead Member) and Mohd. Hamid (Consortium Member) with RERA Registration No.-Proposed, (Seperate Bank Account is in ICICI Bank Civil Lines, Bareilly; IFSC Code: ICICO000192 , A/c No. '019205009775 Account Name: Mohd Khalid Seperate Account for Oasis Garden),

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4



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1	<b>Land</b> (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.	<b>Cost</b>	334.23	334.23
	<b>SUB TOTAL LAND COST (in Rs.)</b>		334.23	334.23

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out- flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (Water And Air Consent) Pollution Board	0.84 198.43 10.00	0.84 198.43 0.00
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	209.26	199.26



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3A	<b>Cost of Development And construction</b> (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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	325.96	0
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	325.96	0
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	325.96	0
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	325.96	0
3D	<b>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)</b>		
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	325.96	0
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	869.45	533.49
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		AS PER CER
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 )%		0%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account ( <b>0.7*Row 7</b> )	0	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )</b>	0	
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 )	0	



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11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0

This certificate is being issued on specific request of Mohd Khalid (lead Member) and Mohd. Hamid (Consortium Member) 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.

UDIN : **25434452BBIKTE5477**

**Dated 01-07-2025**

For Tanuj Bhardwaj & Associates  
Chartered Accountants



Proprietor  
M.No.434452  
FRN022519C

Note – Project is being developed by Mohd Khalid (lead Member) and Mohd. Hamid (Consortium Member) under consortium arrangement as per the consortium agreement dated 31-05-2025.