



Prakash Kumar

Chartered Accountant

A- 668/c, New Ashok Nagar, Delhi - 110096

Contact No. 7557606633, 9582077951

Email: caprakashkumargupta@gmail.com

Form - 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Certification work vide UDIN No. 24546992BKFRFF6439

Dated :- 14/08/2024

Subject: Certificate of amount incurred on PRATEEK GRAND BEGONIA (PHASE II) AT PRATEEK GRAND CITY for Construction of Tower/Block/Building(s) situated on Part of Plot No.04/BS-05 AND 04/BS-01 Siddharth Vihar Ghaziabad, U.P. demarcated by its boundaries (latitude and longitude of the end-points) 28°38'42.9"N 77°24'19.0"E to the North 28°38'46.2"N 77°24'23.3"E to the South 28°38'43.0"N 77°24'19.0"E to the East 28°38'44.1"N 77°24'21.7"E to the West of Village NA, Tehsil DADRI Competent Authority/Development Authority UP AWAS EVAM VIKAS PARISHAD District GHAZIABAD PIN 201009, admeasuring 25,295.04 Sq meter out of total 1,54,916.51 sq. meter area, being developed by PRATEEK REALTORS PRIVATE LIMITED having **RERA Registration No Applied For**, Designated A/C No- 50200097609121, Bank Name HDFC Bank Ltd

S.No.	Particulars	Rs.in Lakhs	Rs.in Lakhs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	10,862.97	
	(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	6,250.00	
	(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);	500.00	
	(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.	5,589.93	
	SUB TOTAL LAND COST (in Rs.)	23,202.90	-
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2*	Project Clearance Fees*	1,000.00	
	(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.)	1,000.00	-
3A*	Cost of Development And construction	43,586.00	
	(a) Cost of services (water, electricity to construction site) , Site Overheads, Cost of Constructions;		
	(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)	43,586.00	-
3B	Total Construction Cost	43,586.00	-

3C	<i>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)</i>	12,500.00	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	56,086.00	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	80,288.90	-
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		
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)%		0.00%
7	Total amount received from allottees till date since Inception of the Project		0.00
8	70% Amount to be deposited in Designated Bank having A/c No. 50200097609121 (0.7*Row 7)		0.00
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)		0.00
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)		0.00
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		0.00

Note: Estimated cost are being prepared by Management.

This certificate is being issued on specific request of M/s PRATEEK REALTORS INDIA PRIVATE LIMITED for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For and on behalf of
Prakash Kumar
Chartered Accountant

CA Prakash Kumar
Membership No. 546992
Date: 14/08/2024