



M. L. PURI & CO.

CHARTERED ACCOUNTANTS

407, New Delhi House
27, Barakhamba Road
New Delhi - 110 001
Phone: 011-2421329 M.: 9910106824
E-mail : raj95584@gmail.com
Website: www.mlپuri.com

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31-03-2023

Certification work Assigned vide letter No.

Dated :- 28.04.23

Subject: Certificate of amount incurred on the project **UNINAV UTOPIA** for Construction Work of 16 No. of Building, Tower - A1 TO A5, B1 TO B2, C1 TO C2, D1 TO D3, E (Residential & convenient Shops) and COMMUNITY facility building situated on Khasra No. 112, Village Morti, Tehsil Ghaziabad demarcated by its boundaries (latitude and longitude of the end-points) 28°42'47.0"N 77°25'28.7"E to the North 28°42'41.8"N 77°25'31.7"E to the South 28°42'43.4"N 77°25'33.6"E to the East 28°42'44.9"N 77°25'26.8"E to the West of Village Morti Tehsil Ghaziabad PIN 201017. Development authority GDA, District Ghaziabad admeasuring 12554.10 sq.mts. area being developed by M/s Uninav Developers Pvt. Ltd., **having UPRERA Registration No - TO BE APPLIED**

S.No.	Particulars	Rs. In lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual outflow) till 31-03-2023
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;	3330	3330
	(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;	0	0
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(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);	284	266
	(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 (Rs In Lacs)	3614	3596

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31-03-23
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.68	0
	(b) Fees paid to Local Authority	765	763
	(c) Consultant/Architect Fees (directly attributable to project)	26	5
	(d) Any other (specify) POLLUTION, EXCAVATION	1	0.52
	SUB TOTAL FEES PAID (Rs in Lacs)	793	769
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	975	4
	(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	1	0
	(c) Cost of material actually purchased;	4284	6
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	60	0
	Sub Total of Construction Cost (Rs. In Lacs) (sum of (a) to (d) of Row 3a)	5320	10
3B	Cost of construction Incurred (As Certified by Project Engineer)	5300	0
3C	Total Construction Cost (Lower of 3A and 3B.)	5300	0
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)	290	58
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	5590	58
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	9997	4423
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.00%
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) %		44.25%
7	Total amount received from allottees till date since Inception of the Project (Rs. In lacs)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
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)		4423



Branches

Mumbai
022-28206969

Jaipur
0141-2605453

Faridabad
9810190267

Patna
9630918370

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
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)	4423
This certificate is being issued on specific request of M/s Uninav Developers Private Limited for UP-RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.		

For M.L.PURI & CO.
Chartered Accountants

FRN : 002312N

 

(CA Rajesh Chand Gupta)
Partner
M.NO. 095584

Date: 28/04/2023
PLACE: New Delhi
UDIN: 23095584BGWCWZ8020