



Certificate No.: 0126  
UDIN: 23540065BGXDSU1336

**FORM-3**

**CHARTERED ACCOUNTANT'S CERTIFICATE  
(FOR WITHDRAWAL OF MONEY AS ON 30.06.2023)**

| <b>RERA Registration Number</b> |   | <b>HRERA-PKL-FBD-216-2020</b>                 |  |
|---------------------------------|---|---|--|
| <b>Project Name</b>             |   | <b>San Francisco Street</b>                   |  |
| <b>Bank Name</b>                |   | <b>HDFC Bank Ltd.</b>                         |  |
| <b>Branch Name</b>              |   | <b>Sector-79, Faridabad</b>                   |  |
| <b>Account No.</b>              |   | <b>50200040088518</b>                         |  |
| <b>IFSC Code</b>                |   | <b>HDFC0009522</b>                            |  |
| <b>Sr. No.</b>                  | <b>Particulars</b>  | <b>Estimated<br/>(Amount INR in<br/>Lacs)</b> | <b>Incurred<br/>(Amount INR in<br/>Lacs)</b> |
| <b>1 (i)</b>                    | <b>Land Cost :</b>  |   |  |
| a.                              | Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost  | 431.62  | 431.62                                       |
| b.                              | Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority     | -   | -  |
| c.                              | Acquisition cost of TDR (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; and      | 2,088.12                                      | 1,884.55                                     |
| e.                              | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.  | -   | -  |
|                                 | <b>Sub-Total of LAND COST upto 30.06.2023</b>   | <b>2,519.75</b>                               | <b>2,316.17</b>                              |
| <b>1 (ii)</b>                   | <b>Development Cost/ Cost of Construction :</b>   |   |  |
| a.(i)                           | Estimated Cost of Construction as certified by Engineer   | 2,848.77                                      | -  |
| (ii)                            | Actual Cost of construction incurred as per the books of accounts as verified by the CA   | -   | 1,903.45                                     |
| (iii)                           | On-site expenditure for development of entire project   | 316.53  | 78.98  |
| b.                              | Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.   | -   | 98.54  |
| c.                              | Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; | -   | -  |
|                                 | <b>Sub-Total of Development Cost/ Construction Cost upto 30.06.2023</b>   | <b>3,165.30</b>                               | <b>2,080.97</b>                              |

**Vaibhav**  
**Seksaria**

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by Vaibhav  
Seksaria  
Date: 2023.07.26  
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|   |   |                 |                 |
|---|---|-----------------|-----------------|
| 2 | Total Estimated Cost of the Real Estate Project<br>{[1(i) + 1(ii)] of Estimated Column}   | <b>5,685.05</b> |                 |
| 3 | Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column  |                 | <b>4,397.14</b> |
| 4 | Proportion of the Cost incurred on Land Cost to the Total Estimated Land Cost.  |                 | <b>91.92%</b>   |
| 5 | Proportion of the Cost incurred on Construction Cost to the Total Estimated Construction Cost.  |                 | <b>65.74%</b>   |
| 6 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)  |                 | <b>77.35%</b>   |
| 7 | Amount Which can be withdrawn from the Designated Account<br>[Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)]  |                 | <b>4,397.14</b> |
|   | Amount collected from the allottees from inception till 30-June-2023  |                 | <b>5,307.75</b> |
|   | Amount already withdrawn from the particular account till the 30-June-2023  |                 | <b>5,307.75</b> |
|   | 70 % of Amount withdrawn from the particular account till 30-June-2023  |                 | <b>3,715.42</b> |
|   | 30% of Amount withdrawn from the particular account till the 30-June-2023   |                 | <b>1,592.32</b> |
| 8 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the <b>"FBD REAL GROW PRIVATE LIMITED"</b> and is based on the records and documents produced before me and explanations provided to me by the management of the Company. |                 | <b>681.72</b>   |

This certificate is being issued on specific request of **M/s FBD Real Grow Private Limited** for the compliance of Real Estate Regulatory Act 2016. The certification is based on the unaudited books of accounts, information and records produced before me/us and is true to the best of my knowledge and belief. We have also relied on the representations received from the management.

For **Seksaria & Associates**

Chartered Accountants

Firm Reg. No. 021316C

**Vaibhav Seksaria** Digitally signed by  
Vaibhav Seksaria  
Date: 2023.07.26  
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**Vaibhav Seksaria**

Proprietor

Membership No. 540065

**Place: New Delhi**

**Date: 26th July 2023**