



APAS & CO.
CHARTERED ACCOUNTANTS

606, 6th FLOOR, PP CITY
CENTRE ROAD NO. 44,
PITAMPURA

DELHI - 110034

TEL.: 011-49058720

E-MAIL: apas.delhi@gmail.com

FORM-3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR WITHDRAWAL OF MONEY AS ON 31.03.2020)			
RERA REGISTRATION NUMBER		226 of 2017 dated 19.9.2017	
Project Name		Project Area 1.677 Acres. Commercial Colony	
Bank Name		HDFC BANK	
BRANCH NAME		GK-II, MASJID MOTH	
ACCOUNT NO.		50200013232252#	
IFSC CODE		HDFC0000027	
Sr. No.	Particulars	Estimated (Amount in INR Lacs)	Incurred (Amount in INR Lacs)
1 (i)	Land Cost:		
a.	Acquisition cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on land cost and legal cost.	1528.00	1527.98
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	0.00	0.00
c.	Acquisition cost of TDR (if any) Amounts payable to State Government or competent authority or any	0.00	0.00
D	other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	0.00	0.00
E	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
	Sub-Total of LAND COST upto 31.03.2020	1528.00	1527.98
1 (ii)	Development Cost/Cost of Construction:		
a. (i)	Estimated Cost of Construction as certified by Engineer	4400.00	
(ii)	Actual Cost of construction incurred as per the books of account as verified by the CA		1658.03
(iii)	On-site expenditure for development of entire project	1000.00	0.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	2250.00	1297.49
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;	0.00	0.00
	Sub-Total of Development Cost/ Construction cost upto 31.03.2030	7650.00	2955.52





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2	Total Estimated Cost of the Real Estate Project {MD + 1(ii)} of Estimated Column)	9178.00	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		4483.50
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the. Total Estimated Cost. (3/2 %)		48.85%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost Proportion of cost incurred (Sr. number 2 * Sr. number 4)]		4483.50
	Amount collected from the allottees from inception till 31.03.2020		960.99
	Amount already withdrawn from the particular account till the 31.03.2020		960.99
*	70 % of Amount withdrawn from the particular account till 31.03.2020		672.69
*	30% of Amount withdrawn from the particular account till the 31.03.2020.		288.30
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the "MPDL Ltd." - and is based on the records and documents produce before me and explanations provided to me by the management of the Company.		3810.81
*	Amount already withdrawn from particular account considered to the extent of amount collected from allottees, remaining amount incurred by promoters, & from other sources.		

This certificate is being issued on specific request of "M/s MPDL Ltd." for the compliance of Real Estate Regulatory Act 2016. The certification is based on the unaudited books of account, 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

The account is operated/ used as general current Account of the Company.

FOR APAS & CO
CHARTERED ACCOUNTANTS
FRN: 000340C



Rajeev Ranjan

(Rajeev Ranjan)
Partner
M.No.535395

Place: New Delhi

Date: 22.06.2020

UDIN: 20535395AAAAB53740