



O P BAGLA & CO LLP
CHARTERED ACCOUNTANTS

Regd. Office :
B-225, 5th Floor, Okhla Indl. Area
Phase - 1, New Delhi - 110020
Ph.: 011-47011850, 51, 52, 53
E-Mail : admin@opbco.in
Website : www.opbco.in

FORM-3
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR WITHDRAWAL OF MONEY AS ON 30.09.2023)

RERA REGISTRATION NUMBER

Project Name

Bank Name

BRANCH NAME

ACCOUNT NO.

IFSC CODE

226 of 2017 dated 19.9.2017

Project Area 1.677 Acres. Commercial Colony

HDFC BANK

GK-II, MASJID MOTH

50200013232252

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 30.09.2023	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 accounts as verified by the CA	-	5268.04
(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	1738.06
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	558.12
	Sub-Total of Development Cost/ Construction cost upto 30.09.2023	7650.00	7564.22





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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		9092.20
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the.Total Estimated Cost. (3/2 %)		99.07%
5	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost Proportion of cost incurred (Sr. number 2 * Sr. number 4)]		9092.20
	Amount collected from the allottees from inception till 30.09.2023		2098.46
	Amount already withdrawn from the particular account till the 30.09.2023		2098.46
*	70 % of Amount withdrawn from the particular account till 30.09.2023		1468.92
*	30% of Amount withdrawn from the particular account till the 30.09.2023		629.54
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate is being issued for RERA compliance for the "MPDL LIMITED ." - and is based on the records and documents produce before me and explanations provided to me by the management of the Company.		7623.28
*	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 LIMITED" for the compliance of Real Estate Regulatory Act 2016. The certification is based on the unaudited books of account, information and records produced before us and is true to the best of my knowledge and belief. We have also relied on the representations received from the management

For O P Bagla & Co LLP
Chartered Accountants
Firm Regn. No. 000018N/N500091

Place New Delhi
Date

29/11/2023



CA Atul Aggarwal
Partner
M.No. 92656
UDIN :23092656BGUFUX9658