



C.R. MOHNOT & CO.

Chartered Accountants

1/1106, Vijay Galaxy,
Ghodbunder Road,
Near Suraj Water Park,
Thane west -400 615.

Tel : 022-41008319
Mob : 9768166973
Mob : 7045951960
E-mail : crmohnot@rediffmail.com

Form-S

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30 th September 2024			
Certification work Assigned vide letter No.-		Dated :-	21.06.2018
Subject: Certificate of amount incurred on Kalpataru Vista for Construction of 2 building(s)/wing(s) namely North Tower and South Tower situated on Khasra no./Plot No.B-24C wishtown sector 128 Noida ,UP,demarcated by its boundaries (latitude and longitude of the end-points) to the North-Latitude 28°31'13.65"N Longitude 77°21'38.44"E, to the South Latitude 28°31'9.70"N Longitude 77°21'39.12"E, to the East Latitude 28°31'11.53"N Longitude 77°21'40.64"E, to the West Latitude 28°31'11.57"N Longitude 77°21'37.11"E, of Tehsil-Gautam Buddha Nagar Competent Authority/Development Authority, District ,Gautam Buddha Nagar , PIN 201304, admeasuring 10920.00sq. meter area, being developed by Kalpataru Urbanscape LLP. having RERA Registration No.UPRERAPRJ14980, Designated A/C No.256003600003-Bank Name: IndusInd Bank Limited., N 10-11, Sector 18, Noida, UP, 201301.			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) up till now
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;***	18,527	18,527
	(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;	-	-
	(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);	925	925
	(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.**/**	7,100	7,100
	SUB TOTAL LAND COST (in Rs.)	26,552	26,552
2	Project Clearance Fees		
	(a) Fees paid to RERA	2	1
	(b) Fees paid to Local Authority	494	176
	(c) Consultant/Architect Fees (directly attributable to project)	905	856
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	1,401	1,033
3A	Cost of Development and Construction		
	(a) Cost of services* (water, electricity to construction site), Site Overheads;	36,728	20,795
	(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);	25	-
	(c) Cost of material actually purchased;	2,842	1,098
	(d) Cost of Salary and Wages(excluding cost of salaries of employees of the company not directly attached to project); ***	1,273	1,273
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)	40,867	23,166
3B	Cost of construction incurred (As Certified by Project Engineer)		34,234
3C	Total Construction Cost (Lower of 3A and 3B.)	40,867	23,166
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)**/**	4,717	4,717
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	45,584	27,883
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)#	73,537	55,468





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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	83.77%
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)%	75.43%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	42,472
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)@	29,731
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)	55,468
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)@	29,731
11	Balance available in Designated A/c.	401
	Amount refunded on account of cancellation of flats (70% of Collection)	7
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	25,744

This certificate is being issued on specific request of M/s Kalpataru Urbanscape LLP 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.

* Includes Cost of composite contracts and Project Management consultancy

** Interest paid/payable to Financial Institution, Scheduled Banks, NBFC are considered at actuals. Interest paid/payable on unsecured loans are restricted to SBI-MCLR as stipulated.

*** Actual cost restricted to estimated cost.

The above estimated costs has been considered at the time of registration of the project.

@ Project loan of Rs 30,00,00,000/- has been disbursed by bank directly in RERA designated account on 28th June 2024 and withdrawn on the same day. This amount has not been considered in actual withdrawal of amount received from allottees in serial no-10.

For C. R. Mohnot & Co.
Chartered Accountants
Firm Registration Number 144750W

Chander Raj Mohnot

Chander Raj Mohnot
Proprietor
Membership Number : 059594
Mumbai, 11th Oct 2024
UDIN:24059594BKDPTE5874





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As requested by management, INDUSIND BANK LIMITED has provided "NO LIEN CERTIFICATE" for designated account No. 256003600003 maintained with Bank for their project named Kalpataru Vista as at 30 September 2024, which is further verified by me and certified.

For C. R. Mohnot & Co.
Chartered Accountants
Firm Registration Number 144750W

Chander Raj Mohnot

Chander Raj Mohnot
Proprietor
Membership Number : 059594

Date-11 October 2024.

