



CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.12.2020

Certification work Assigned vide letter No. Dhanya/Mantra I/RERA/01

Dated :- 03.04.2021

Subject: Certificate of amount incurred on **Mahagun Mantra I** [Project Name] for Construction of all Tower/Block/Building(s) of **Mahagun Mantra I** situated on Khasra no./Plot No. GH-01/B, Sector 10, Greater Noida, West, demarcated by its boundaries (latitude and longitude of the end-points) latitude 28° 34' 21.08" N longitude 77° 28' 31.17" E to the North, latitude 28° 34' 15.29" N longitude 77° 28' 29.26" E to the South, latitude 28° 34' 16.58" N longitude 77° 28' 33.06" E to the East latitude 28° 34' 19.85" N longitude 77° 28' 27.43" E to the West of Village **Greater Noida West**, Tehsil Gautam Budh Nagar, Dadri Competent Authority/Development Authority, Gnoida, District Gautam Budh Nagar, Uttar Pradesh, PIN 201301, admeasuring 12251 sq. meter area, being developed by Dhanya Promoters Private Limited [Promoter] having **RERA Registration No. UPRERAPRJ1846**, Designated A/C No. **57500000231800 Bank Name HDFC Bank Ltd** as on 31.12.2020.

S.No.	Particulars	Rs. in lacs **Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow) till now
1	Land Cost	3340	2310
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;		
	(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);		
	(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.		
	SUB TOTAL LAND COST (in Rs.)	3340	2310
2	Project Clearance Fees	0	0
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	0	0
3A	Cost of Development And construction	16292	14601
	(a) Cost of services (water, electricity to construction site), Site Overheads;		
	(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);		
	(c) Cost of material actually purchased;		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	16292	14601
3B	Cost of construction incurred (As Certified by Project Engineer)	13192	11742
3C	Total Construction Cost (Lower of 3A and 3B.)	13192	11742
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)	1264	1165
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	14456	12907
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	17796	15217
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		89.01
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) %		85.51
7	Total amount received from allottees till date since Inception of the Project (in Rs. Lakh)*		17049
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		11934
9	Cumulative 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)		15217
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)		11934
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		3283

This certificate is being issued on specific request of M/s **Dhanya Promoters Private Limited** (Name of the Promoter) for UP RERA compliance. The certification is based on the provisional/unaudited figures, information and records for the reported periods, produced before us/me and is true to the best of our/my knowledge and belief.

*Pre GST/ST

** The Total Estimated Cost of the Project has been revised due to Cost escalation over a period of time. The revised estimated cost are being submitted to RERA.

Signature of Chartered Accountant with seal

Abhishek Kaushik

M.No.-525286

UDIN 21525286AAAAV8472

