



CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 31st March 2022

Certification work Assigned vide letter No.85

Dated :- 09-04-2022

Subject: Certificate of amount incurred on **UMA ATMOSPHERE** for Construction of Villa(s) situated on Khasra no./Plot No. 193, demarcated by its boundaries (latitude and longitude of the end-points) 25.250780 to the North, 25.250780 to the South, 82.984344 to the East, 82.984344 to the West of Village Dafi, Tehsil VARANASI Competent Authority/Development Authority VARANASI, District VARANASI, PIN 221008, admeasuring **2575.94** sq. meter area, being developed by **GREENLINE VINTRADE PVT. LTD.** having RERA Registration No. **UPRERAPRJ740555**, Designated A/C No. **38176579787** Bank Name- State Bank of India, SME-Vranasi Branch.

S.No.	Particulars	Rs.in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) 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;	367.50	367.50
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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);	0.00	0.00
	(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.	0.00	0.00
	SUB TOTAL LAND COST (in Rs.)	367.50	367.50

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.19	0.18
	(b) Fees paid to Local Authority	40.61	40.61
	(c) Consultant/Architect Fees (directly attributable to project)	0.00	0.00
	(d) Any other (specify)	0.00	0.00
	SUB TOTAL FEES PAID (in Rs.)	40.8	40.79
3A	Cost of Development And construction		
	(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);	1246.7	979.66
	(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)	1246.7	979.66
3B	Cost of construction incurred (As Certified by Project Engineer)	1246.7	979.66
3C	Total Construction Cost (Lower of 3A and 3B.)	1246.7	979.66





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)	0	83.88
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	1246.7	1063.54
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1655	1471.83
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	85.31%	
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)%	88.93%	
7	Total amount received from allottees till date since inception of the Project (in Rs.)	823.12	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	576.18	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	1471.83	
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)	817.77	
11	Balance available in Designated A/c.	0.1	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	654.06	

This certificate is being issued on specific request of M/s Greenline Vintrade Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For Chatterjee & Chatterjee
Chartered Accountants
FRN No. 001109C
Gaurav Agrawal


Membership no. 403788
Partner
UDIN:-22403788AGTFM5109



To,
The Chairman,
Uttar Pradesh Real Estate Regulatory Authority (RERA),
Lucknow.
Sir,

Subject:- Increasing Total Estimated Cost of Project from Rs.1500.00 Lacs to Rs.1655.00 Lacs.

It is bring to your kind information that, as per CA Certificate issued on 12.01.2022 submitted Total Cost of Project that was estimated Rs.1500.00 Lacs. However with the passage of time and need we want to further increase the Total estimated cost of Project from **Rs.1500.00 Lacs to 1655.00 Lacs** that will be shown in current CA Certificate.

With Regards,

GREENLINE VINTRADE PVT.LTD.
RERA Reg.No. UPRERAPRJ740555

GREENLINE VINTRADE (P) LTD.


DIRECTOR