



N ABHISHEK JAIN & CO.
CHARTERED ACCOUNTANTS

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29/51, A Raja Ki Mandi Agra-282002

Form — 5			
(FOR THE PURPOSE OF REGISTRATION UNDER UP-RERA OF REAL ESTATE PROJECT-YAMUNA VIEW APARTMENTS)			
Information as on 30th June, 2022			
Certification work Assigned vide letter No		Dated :- 02nd Aug, 2022	
Subject: Certificate of amount incurred on "Yamuna View Apartments" [UPRERAPRJ889498] for Construction of "Apartments" situated on Plot No. 21/269 Jeoni Mandi Agra, demarcated by its boundaries (latitude 27.202212 and longitude 78.027070 of the end-points) to the North, to the South, to the East to the West of Village- Agra, Tehsil- Agra, Competent Authority/Development Authority- "Agra Development Authority", District- Agra, PIN- 282002, admeasuring 2003 sq. meter area, being developed by Promoter: M/s Govinda Housing Limited, Designated A/C No. 88151010003772 Bank Name- Syndicate Bank, Kamla Nagar Agra.			
S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs 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; (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.	186.06	186.06
	SUB TOTAL LAND COST (in Rs.)	186.06	186.06
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	1.060	1.060
	SUB TOTAL FEES PAID (in Rs.)	1.060	1.060



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); (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);	914.500	907.010
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	914.500	907.010
3B	Cost of construction incurred (As Certified by Project Engineer)		907.010
3C	Total Construction Cost (Lower of 3A and 3B.)	919.500	907.010
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)		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	919.50	907.01
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,106.62	1,094.13
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		
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)%	98.87%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		(Please refer to the note below)*
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		(Please refer to the note below)*
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)		1,094.13
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)		(Please refer to the note below)*
11	Balance available in Designated A/c.		(Please refer to the note below)*
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		(Please refer to the note below)*
*Note: As the information related to the same was not available with us, therefore, It was not possible for us to verify the same.			
This certificate is being issued on specific request of "M/s Govinda Housing Limited" for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.			

Yours Faithfully

For N Abhishek Jain & Co.
Chartered Accountants



(CA Nishant Bansal)
Partner
Membership No. 449062
FRN: 031024C
UDIN:22449062AXPXYZ1918