

HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarovar Park, Shahdara, Delhi - 110032

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Form - 5			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30-09-2023			
Certification work Assigned vide letter No. HOMEKRAFT/PH/September/ 2023-24/001			Dated :- 10th October, 2023
Subject: Certificate of amount incurred on Pious Hideaways [UPRERA: UPRERAPRJ442430] for Construction of 12 Towers situated on Plot No.SC 02/ J&K, Sector 150, Noida demarcated by its boundaries 28°25'9.08"N, 77°29'29.62"E, 28°24'59.94"N, 77°29'23.28"E of Village NA, Competent Authority/Development Authority NOIDA, District Gautam Budh Nagar , PIN 201301, admeasuring 32374.848 sq. meter area , being developed by Homekraft Infra Private Limited with Designated RERA A/C No 001472400000099 Bank Name Yes Bank Limited			
			Rs. in lakh
			Rs. In lakh
S. No.	Particulars	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; (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.	21,000	19,894
	SUB TOTAL LAND COST (in Rs.)	21,000	19,894
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)	712	353
	SUB TOTAL FEES PAID (in Rs.)	712	353

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);	24,600	24,227
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	24,600	24,227
3B	Cost of construction incurred (As Certified by Project Engineer)	24,600	24,227
3C	Total Construction Cost (Lower of 3A and 3B.)	24,600	24,227
3D	<i>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)</i>	4,200	4,081
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	28,800	28,309
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	50,512	48,556
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	98%	
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)%	96%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	55,496	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	38,847	
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)	48,556	
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)	38,805	
11	Balance available in Designated A/c.	42.10	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	9,751	
This certificate is being issued on specific request of M/s Homekraft Infra Private Limited 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 HPMS & ASSOCIATES

Chartered Accountants

FRN: 022072N

MANMOHA
N SINGH
RAWAT

Digitally signed by MANMOHAN SINGH RAWAT
DN: cn=MANMOHAN SINGH RAWAT, o=HPMS & ASSOCIATES, ou=Chartered Accountants, email=manmohan.singh.rawat@hpms.co.in, c=IN
c=IN, o=HPMS & ASSOCIATES, ou=Chartered Accountants, email=manmohan.singh.rawat@hpms.co.in, cn=MANMOHAN SINGH RAWAT
Date: 2023.10.11 15:21:16 +05'30'

CA MANMOHAN S RAWAT

M No: 509522

Partner

UDIN: 23509522BGWEYO3408

Place: Delhi

Date: 11/10/2023