

SUMIT AGGARWAL**CHARTERED ACCOUNTANTS**

405, SHRI RAM RESIDENCY AHINSA KHAND - II, INDIRAPURAM, GHAZIABAD - 201014

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Form — 5

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

Information as on 31.03.2021

Certification work Assigned vide letter No. HOMEKRAFT/PH/Mar/2021/Q4

Dated :- 12 April, 2021

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 00147240000099 Bank Name Yes Bank Limited

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.	21,000	14,116
	SUB TOTAL LAND COST (in Rs.)	21,000	14,116
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	228
	SUB TOTAL FEES PAID (in Rs.)	712	228
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	9,355
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	24,600	9,355
3B	Cost of construction incurred (As Certified by Project Engineer)	24,600	9,355
3C	Total Construction Cost (Lower of 3A and 3B.)	24,600	9,355
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)	4,200	1,566
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	28,800	10,921
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	50,512	25,265
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		38%
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)%		50%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		22,612
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		15,828
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)		25,265
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)		15,828
11	Balance available in Designated A/c.		0.76
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		9,437

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 Sumit Aggarwal
Chartered Accountants
MN. 515416

Sumit

Date: 12 April, 2021
Place: Noida

