



Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31 March, 2023			
Subject: Certificate of amount incurred on [HRIDAYAM at EMAAR GOMTI GREENS] for Construction of 96 Plots/Tower/Block/ Building(s) situated on Khasra no./Plot No.as per Annex-A, demarcated by its boundaries (latitude and longitude of the end-points) 26°49'0.21"N- 81° 0'12.59"E to the North, 26°48'51.81"N- 81° 0'18.89"E to the South, 26°48'54.42"N- 81° 0'21.06"E to the East, 26°48'57.35"N- 81° 0'10.27"E to the West of Village Sarsawa Tehsil Sarojini Nagar (Development authority - Lucknow Development Authority) District Lucknow, PIN 226002 admeasuring 32580.98 sq.mts. area being developed by Emaar India Ltd (formerly known as Emaar Mgf Land Limited) having RERA Registration No. UPRERAPRJ517031 , Designated A/C No. 010572500000143, Address- Ground Floor, TC, 56-B, Vibhuti Khand, Gomti Nagar, Lucknow, UP-226010, IFSC Code- YESB0000611			
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.	2,164	2,135
	SUB TOTAL LAND COST (in Rs.) **	2,164	2,135
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)	144	144
	SUB TOTAL FEES PAID (in Rs.)	144	144
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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	2,334	2,143
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,334	2,143
3B	Cost of construction incurred (As Certified by Project Engineer)*	2,334	2,166
3C	Total Construction Cost (Lower of 3A and 3B.)	2,334	2,143
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) **	225	196
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,559	2,339
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3) #	4,867	4,617
5	Percentage completion of Construction Work completed (as per Project Engineer) *	92.81%	
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) %	95%	
7	Total amount received from allottees till date since inception of the Project (in Rs.lacs) excluding taxes as per books		9,849.92
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		6,894.94



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) #	4,617.29
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) as per books \$	4,444.00
11	Balance available in Designated A/c as per books (including fixed deposits)	2,485.98
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	173.29

The above figures are for area registered under RERA.

**** All Costs revised as compared to previous quarter ended June 2022 due to change in management estimates/POC working**

\$ Includes project payment and net funds transferred from/to corporate account.

*** Verified from engineer's certificate.**

Actual project expense incurred is amount spent from inception of the project as per books.

This certificate is being issued on specific request of M/s Emaar India Ltd (Formerly known as M/s Emaar MGF Land Ltd) for UP RERA compliance. The certification is based on the books of accounts/information/POC sheets and records produced before us and is true to the best of our knowledge and belief. We have relied on the books of accounts/POC sheets and the same are not audited by us.

For Rajeev & Ajay

Chartered Accountants

Firm Reg. No.009977N

**RAJEEV
SABHARWAL**

Digitally signed by
RAJEEV SABHARWAL

Date: 2023.04.15

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Rajeev Sabharwal

Partner

Membership No: 084833

Date: 15-Apr-2023

Place: New Delhi

UDIN:23084833BGSFHQ3725