



I P ARORA & ASSOCIATES

Chartered Accountants

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.06.2020

Certification work: Assigned vide letter No. JA-001

Dated :- 31.07.2020

Subject: Certificate of amount incurred on Jagdishpuram for Construction of 4 Nos of Buildings A,B,C,& Commercial Block of the Project Jagdishpuram situated on Khasra no.1207M, Village Noor Nagar, Ghaziabad, demarcated by its boundaries (latitude and longitude of the end-points) 28°42'28.43N 77°26'7.31" E to the North, 28°42'23.20"N 77°26'5.50" E to the South, 28°42'29.94"N 77°26'9.09" E to the East 28°42'25.44"N 77°26'4.25" E to the West of Village Noor Nagar, Tehsil Ghaziabad Competent Authority/Development Authority, GDA District Ghaziabad, PIN 201001, admeasuring 10074 sq. meter area, Conformed by the client, being developed by M/s Jai Ambey Estate Private Limited having RERA Registration No. UPRERAPRJ422646, Designated A/C No. 50200038531057 Bank Name- HDFC Bank Limited

S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow)
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		
	SUB TOTAL LAND COST (in Rs.)	9043577.00	9043577.00

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow)
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (54,648) (b) Fees paid to Local Authority (2,40,87,608) (c) Consultant/Architect Fees (directly attributable to project) (31,91,801) (d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	35026929.00	27334057.00
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);		
3A	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	512056450	21783766
3B	Cost of construction incurred (As Certified by Project Engineer)	48717169	21783766
3C	Total Construction Cost (Lower of 3A and 3B.)	48717169	21783766
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	0





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3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	48717169	21783766
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3A)	556126956	58161400.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	9.51%	
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)%	10.46%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		16035533.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		11224873.10
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)		58161400
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)		30735297
11	Balance available in Designated A/c.		35728.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		27426103

This certificate is being issued on specific request of M/s Jai Ambey Estate 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

UDIN- 20078431AAAAAP5289
FOR I P ARORA & ASSOCIATES

CHARTERED ACCOUNTANTS
FRN-025034N

CA. I P ARORA
PROPRIETOR
MNO. 078431



Dated - 31.01.2020
Place - Delhi