



**N ABHISHEK JAIN & CO.**  
**CHARTERED ACCOUNTANTS**

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| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------------------------------------------------|
| (FOR THE PURPOSE OF REGISTRATION UNDER UP-RERA of REAL ESTATE PROJECT-GOVIND VIHAR PHASE-1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                              |
| Information as on 30th June, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                              |
| Certificate Dated :- 2nd Aug, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                              |
| <p><b>Subject:</b> Certificate of Percentage of Completion of Construction Work of Project having name "Govind Vihar Phase-1" situated at "Khasra No. 1019, 1020 and 1046 situated at Mauza Barauli Ahir in Tajganj Ward, Agra" emarcated by its boundaries (latitude 27.115706 and 78.06072 longitude of the end points) to the North, to the South, to the East, to the West of village- Agra Tehsil- Agra, Competent/ Development authority- Agra Developmenty Authority ("ADA") District- Agra PIN-283125 admeasuring 27488.74 sq.mts. area being developed by Promoter: M/s Govinda Housing Limited (Neelanchal Town Projects Private Limited is merged in Govinda Housing Limited), Designated A/c No. 88151010003830 Bank Name- Syndicate Bank, Kamla Nagar, Agra</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                              |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Rs.in lacs<br>Total Cost<br>Estimated | Rs. In lacs<br>Amount incurred (actual<br>out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                                     | 4                                                            |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 123.68                                | 123.68                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>123.68</b>                         | <b>123.68</b>                                                |

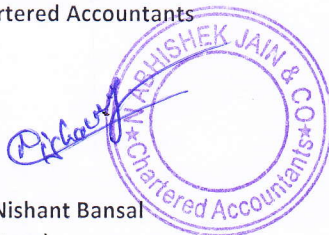
| S.No. | Particulars                                                                                                                                                    | Total Cost<br>Estimated | Amount incurred (actual<br>out-flow) till now |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------|
| 1     | 2                                                                                                                                                              | 3                       | 4                                             |
| 2     | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project) | 90.360                  | 90.360                                        |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                            | <b>90.360</b>           | <b>90.360</b>                                 |



|                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------|
| 3A                                                                                                                                                                                                                                                       | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 269.640                           | 265.460        |
|                                                                                                                                                                                                                                                          | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>269.640</b>                    | <b>265.460</b> |
| 3B                                                                                                                                                                                                                                                       | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   | 355.840        |
| 3C                                                                                                                                                                                                                                                       | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 269.640                           | 265.460        |
| 3D                                                                                                                                                                                                                                                       | <b>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)</b>                                                                                                                                                                                                                                                                                                                                  | -                                 | -              |
| 3                                                                                                                                                                                                                                                        | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 269.64                            | 265.46         |
| 4                                                                                                                                                                                                                                                        | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 483.68                            | 479.50         |
| 5                                                                                                                                                                                                                                                        | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                     | 98.84%                            |                |
| 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 )%                                                                                                                                                                                                                                                                                                                                                                        | 99.14%                            |                |
| 7                                                                                                                                                                                                                                                        | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1,345.45                          |                |
| 8                                                                                                                                                                                                                                                        | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 941.82                            |                |
| 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 )                                                                                                                                                                                                                                                                                                                                                         | 479.50                            |                |
| 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)* |                |
|                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |                |
| <b>*Note: As the information related to the same was not available with us, therefore, it was not possible for us to verify the same.</b>                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |                |
| This certificate is being issued on specific request of " <b>M/s Govinda Housing Limited</b> " 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)  
UDIN No. 22449062AOCZUO1016  
Membership No. 449062