

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.12.2021

Certification work Assigned vide letter No.-08

Dated :-17.02.2022

Subject: Certificate of amount incurred on Pushp Ganga Exotica for Construction of 2 Blocks situated at Part of Aarzi No. 132 & Others at Shervani Legacy, demarcated by its boundaries (latitude 25.2639 and longitude 81.4652 & latitude 25.2635 and longitude 81.4655 of the end-points) to the North, to the South, to the East to the West of Village Sulaimsarai Harwara, Tehsil Sadar Prayagraj Development Authority, District Prayagraj, PIN 211015, admeasuring 10116 sq. meter area, being developed by Shri Amit Goel having RERA Registration No. UPRERAPRJ997063, Designated A/C No. 1001002100508114 Bank Name-Punjab National Bank, Colonelganj, Allahabad.

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.	2382	2382
	SUB TOTAL LAND COST (in Rs.)	2382	2382

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)	282	206
	SUB TOTAL FEES PAID (in Rs.)	282	206
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);	5167	2815
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5167	2815



3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	5167	2815
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)	5167	2815
		-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5167	2,815.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	7831	5,403.00
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)%	69.00%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		11649
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		8154.3
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)		5403
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)		7834.3 *
11	Balance available in Designated A/c (As per Books)		28
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		-2431.3 **

This certificate is being issued on specific request of Mr. Amit Goel for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

Signature of Chartered Accountant with seal

(R K Mishra
(070488)

UDIN: 22070400ADUPG01918

Note:- *As the promoter is maintaining single Bank A/c hence all the receipts are deposited in that Bank account only. However as per UPRERA Guidelines only 70% of total receipts is regulated amount, hence we have calculated the withdrawal amount reported in column no 10 after reducing 30% of total receipts.

**** Figures reported in column No. 12 is calculated after considering the Withdrawal made by reducing 30% of total receipts.**