



CHARTERED ACCOUNTANT'S CERTIFICATE				Form 5
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)				
Information as on 31-Dec-2022				
Subject: Certificate of amount incurred on SAMARTH at EMAAR GOMTI GREENS for Construction of Block-A & B, EWS- 306 units and LIG- 304 units /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°48'53.00"N 80°59'41.21"E to the South, 26°48'55.40"N 80°59'43.21"E to the East, 26°48'55.85"N 80°59'36.76"E to the West of Village Sarsawa Tehsil Sarojini Nagar (Development authority - Lucknow Development Authority) District Lucknow, PIN 226002 admeasuring 24257.33 sq.mts. being developed by Emaar India Limited (Formerly known as Emaar MGF Land Ltd.) <i>having RERA Registration No. UPRERAPRJ221843, Designated A/C No. 061172500000075, Bank Name- Yes Bank</i>				
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.	774	647	
	SUB TOTAL LAND COST (in Rs.)	774	647	
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)	41	41	
	SUB TOTAL FEES PAID (in Rs.)	41	41	
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);	4,846	4,631	
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4,846	4,631	
3B	Cost of construction incurred (As Certified by Project Engineer) \$	4,984	4,631	
3C	Total Construction Cost (Lower of 3A and 3B.)	4,846	4,631	
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)	59	59	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	4,904	4,689	
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)*	5,719	5,377	
5	Percentage completion of Construction Work completed (as per Project Engineer certificate) \$		93%	
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)%		94%	
7	Total amount received from allottees till date since Inception of the Project including tax (in Rs.) ^		796.24	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		557.37	



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)	5,377
10	Amount actually withdrawn till date since inception of the project Designated A/C No. 061172500000075 as per books	-
11	Balance available in Designated A/C No. 061172500000075 as per books	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate. (Row 9 – Row 10) #	615.67
*Actual project expense incurred is amount spent from inception of the project as per books		5,377
^ Amount collected in post rera period		
\$ Verified from engineer certificate		
The above figures are for area registered under RERA.		
Note: The company used to submit data for Samarth with Gomti Greens RERA Certificate. The certificate is now being issued for Samarth registered as a separte project with RERA. Accordingly cost/data has been apportioned on the basis of area & taken from POC sheet/books shared with us, which has not been audited by us. Only the Cost of contruction has been evaluated on the basis of actual expenses/Work orders identified by the management.		
This certificate is being issued on specific request of M/s Emaar India Ltd (Formerly knows as M/s Emaar MGF Land Ltd) for UP RERA compliance. The certification is based on the books of accounts/information and records produced before us and is true to the best of our knowledge and belief, which has not been audited by us.		
For Rajeev & Ajay Chartered Accountants Firm Reg. No.009977N  Rajeev Sabharwal Partner Membership No: 084833 Date: 15 January, 2023 Place: New Delhi UDIN:23084833BGSFFI6166		