RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

**U-DIN : 22432257ALSKUK4786** **Form-5**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Information as on : 15.06.2022

Certificate No. RNGC/RERA/UP/VR/659 Date :- 27.06.2022

Subject: Certificate of amount incurred on project : Excella Kutumb Phase - I for Construction of 4 (four) Tower situated on Khasra no. 2677, 2833/2, 2837 SA, 2834, 2675 SA demarcated by its boundaries : 26'46'53.20'N, : 81'03'26.91'E , : 26°47'02.47'N, : 81'03'25.06'E (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- Lakshmanpur Bakkas , Tehsil- Mohanlalganj, Lucknow Development Authority, District Lucknow ,admeasuring 6860 sq. meter, being developed by M/s Excella Infrazone LLP having RERA Registration No. UPRERAPRJ2629, Designated A/C No. - 251000621798, Bank Name-: IndusInd Bank , Gomti Nagar, Lucknow.

| | | Rs. (In Lakhs) | |
|---|---|---|---|
| **S.No.** | **Particulars** | **Total Cost Estimated** | **Amount incurred** |
| 1 | 2 | 3 | 4 |
| 1 | **Land Cost**<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. | 1800.00 | 1087.65 |
| | **SUB TOTAL LAND COST (in Rs.)** | **1800.00** | **1087.65** |
| **S.No.** | **Particulars** | **Total Cost Estimated** | **Amount incurred** |
| 1 | 2 | 3 | 4 |
| 2 | **Project Clearance Fees**<br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify) | 150.00 | 110.28 |
| | **SUB TOTAL FEES PAID (in Rs.)** | **150.00** | **110.28** |
| 3A | **Cost of Development And construction**<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 ***Salary and Wages*** (excluding cost of salaries of employees of the company not directly attached to project); | 6800.00 | 5334.73 |
| | ***Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )*** | 6800.00 | 5334.73 |
| 3B | *Cost of construction incurred (As Certified by Project Engineer)* | 6800.00 | 5335.00 |
| 3C | ***Total Construction Cost (Lower of 3A and 3B.)*** | **6800.00** | **5334.73** |
| 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) | 0.00 | 0.00 |
| 3 | ***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*** | 6800.00 | 5334.73 |
| 4 | **TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)** | **8750.00** | **6532.65** |

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| | | |
|---|---|---|
| 5 | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate) | 78.46% |
| 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)% | 74.66% |
| 7 | Total amount received from allottees till date since Inception of the Project (in Rs.) | **8796.27** |
| 8 | 70% Amount to be deposited in Designated Account **(0.7*Row 7)** | 6157.39 |
| 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)** | 6532.65 |
| 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) | 6117.18 |
| 11 | Balance available in Designated A/c. | 40.21 |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)** | **415.48** |

This certificate is being issued on specific request of M/s Excella Infrazone LLP 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.

Note - Amount received from customers as shown above in Point 7 is exclusive of GST and Interest amount. Amount collected net of cancelation has been considered for the purpose of this certificate.

Note - The Bank Balance considered in Point 11 above is of the Separate RERA account (A/c no. 251000621798-IndusInd Bank) which the promoter is maintaining as per Sec.4(2)(l)(d) of the RERA, 2016. The account mentioned on the RERA portal is the Transaction Account (30%) of the project and the promoter has already submitted an application for change in Bank account before Authority on 17.07.2021, which is under process. For the purpose of this certificate, the Separate RERA account (A/c no. 251000621798-IndusInd Bank) has been considered for calculating the eligibility as per RERA regulations. Promoter undertakes full responsibility in this regard.

Note - As stated by the promoter due to changing market conditions, inflation and fluctuations in material prices, the project cost of "Excella Kutumb Phase-I" got increased significantly. As such, the total estimated cost of the project is now changed from Rs.7350 Lakhs to 8750 Lakhs. The promoter is in the process of filing the application for the same before Authority and takes full responsibility in this regard.

Date: 27.06.2022
Place: Jaipur
For Ramanand Goyal & Company
FRN: 002384C

CA Praneti Agarwal
(Partner)
Membership No: 432257

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