V ANAND & CO
CHARTERED ACCOUNTANTS

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 30-06-2021

Dated :- 29.07.2021

Subject: Certificate of amount incurred on **Lotus Tower (Block A & B)** for Construction of Building situated on Khasra no. / Plot no. E/GP-2 Ambedkarpuram Scheme no. - 3, Panki road, Kalyanpur, Kanpur, demarcated by its boundaries (latitude and longitude of the end-points) (26.29.22.192) (80.14.48.76) to the North, (26.29.19.37) (80.14.51.02) to the South, (26.29.21.90) (80.14.51.07) to the East, (26.29.19.72) (80.14.48.82) to the west of village, Tehsil Kanpur. Development Authority - U.P. Awas Evam Vikas Parishad, District Kanpur Nagar, PIN- 208017, admeasuring 4705.74 sq. meter area, being developed by Alliance Buildmore Private Limited ***having RERA Registration No*** **. UPRERAPRJ2647, Designated A/C No. 50326989274 Bank Name- Allahabad Bank**

		Rs. In lacs	Rs. In lacs
S.No.	**Particulars**	**Total Cost Estimated**	**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.	17,00,00,000.00	13,42,94,307.00
	SUB TOTAL LAND COST (in Rs.)	170000000.00	134294307.00

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)	1,50,00,000.00	12,84,693.00
	SUB TOTAL FEES PAID (in Rs.)	1,50,00,000.00	12,84,693.00

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);	25,50,00,000.00	4,48,75,272.30
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	25,50,00,000.00	4,48,75,272.30
3B	***Cost of construction incurred (As Certified by Project Engineer)***	25,50,00,000.00	5,25,13,500.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	25,50,00,000.00	4,48,75,272.30
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)***	20,00,00,000.00	10,59,97,852.23
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	45,50,00,000.00	15,08,73,124.53
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	64,00,00,000.00	28,64,52,124.53
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	21%	
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)%	45%	
7	Total amount received from allottees till date since Inception of the Project	62258418.00	
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	43580892.60	
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)**	286452124.53	
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)	43580892.60	
11	Balance available in Designated A/c.	4903.85	
12	Amount to be replenished before next quarter submission of CA certificate	0.00	

Note: 1) The company has not opened any designated account (i.e. escrow account) till date since inception of the project.

2) The company has opened only one current account in Allahabad Bank which is used for all purpose therefore it is assumed that the company has withdrawn all the amount which the company was required to be deposited in Designated Account i.e. 70% of total amount received from allottees.

3) The company has not opened any Designated Account due to which the Balance available in current account is reported as the balance available in Designated Account i.e. in point no. 11.

4) All Estimated cost are shown as suggested by management.

5) There is no any development work is done in the project since last year.

6) As per the explanation provided by the management, the company is also deal in chit funds under the name of Arti Chit Fund Pvt. Ltd. and the funds derived from chitfunds was also used in the project. Thus, the loss arised from chitfunds is treated as the interest cost of the project and the same is also included in Interest cost (i.e. in point no. 3D)

This certificate is being issued on specific request of M/s. Alliance Buildmore Private Limited for UP RERA compliance. The certification is based on the information and records produced before us and it is true and fair to the best of my knowledge and belief.

For V Anand & Co
Chartered Accountants

V ANAND & Co
CA
KANPUR
CHARTERED ACCOUNTANTS

CA. Anand Gupta
(Partner)
UDIN: 21435063AAAAAQ4959
Mem. No.- 435063