

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.12.2020

Certification work Assigned vide letter No.-03

Dated :- 14.01.2021

Subject: Certificate of amount incurred on **Pushp Niketan** for Construction of **7 Blocks** Tower/Block/Building(s) _____ situated on Khasra no./Plot No. **Part of Aarzi No. 482M & Others**, demarcated by its boundaries (latitude 25°25'9.6483" and longitude 81°45'27.8290" & latitude 25°25'11.1460" and longitude 81°45'25.2423" of the end-points) to the North, to the South, to the East to the West of Village **Mauza Saha urf Peepalgaon**, Tehsil **Sadar** Competent Authority/Development Authority, District **Prayagraj**, PIN **211012**, admeasuring **9170 sq. meter** area, being developed by **Shri Amit Goel having RERA Registration No .UPRERAPRJ493779**, Designated A/C No. **1001002100508123** Bank Name- **Punjab National Bank, Colonelganj, Allahabad.**

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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.	516	516
	SUB TOTAL LAND COST (in Rs.)	516	516

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) (Apportioned in the applicable ratio)	196	36
	SUB TOTAL FEES PAID (in Rs.)	196	36
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);	1459	463
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1459	463



3B	Cost of construction incurred (As Certified by Project Engineer)	1459	463
3C	Total Construction Cost (Lower of 3A and 3B.)	1459	463
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1459	463.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2171	1,015.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	
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)%	46.75%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
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)	1015	
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)	0	
11	Balance available in Designated A/c.	0.1	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1015	

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: 21070488AAAAF58U42