

HPMS & ASSOCIATES

(CHARTERED ACCOUNTANTS)

17, DDA Shopping Complex, Mansarovar Park, Shahdara, Delhi - 110032

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Form - 5			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th September 2023			
Certification work Assigned vide letter No. HOMEKRAFT/PO/ September/ 2023-24/001			Dated :- 10 October 2023
Subject: Certificate of amount incurred on Pious Orchards for construction of No. of Building(s)/Block(s) of the Project [UPRERA Registration Number UPRERAPRJ183246] situated on the Khasra No/ Plot no SC-02/ J&K Sector 150 NOIDA Demarcated by its boundaries (latitude and longitude of the end points) 28°25'6.96"N 77°29'32.22"E to the North 28°24'57.91"N 77°29'26.55"E to the South 28°25'3.47"N 77°29'36.07"E to the East 28°25'0.19"N 77°29'24.18"E to the West of village NA Tehsil DADRI PIN - 201310 Competent/ Development authority NOIDA AUTHORITY District GAUTAM BUDDHA NAGAR PIN_201301_admeasuring 37672.89 sq. mts being developed by Homekraft Infra Private Limited with Designated Separate A/c No 777705020824 Bank Name ICICI Bank Limited			
			Rs.in lakh
			Rs. In lakh
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.	31,170	14,291
	SUB TOTAL LAND COST (in Rs.)	31,170	14,291
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)	442	132
	SUB TOTAL FEES PAID (in Rs.)	442	132

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);	38,897	9,918
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	38,897	9,918
3B	Cost of construction incurred (As Certified by Project Engineer)	38,897	9,918
3C	Total Construction Cost (Lower of 3A and 3B.)	38,897	9,918
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)	2,300	2,201
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	41,197	12,118
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	72,808	26,541
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	25%	
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)%	36%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	31,535	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	22,075	
9	Cumulative 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)	26,541	
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)	21,949	
11	Balance available in Designated A/c.	125.96	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4,592	
This certificate is being issued on specific request of M/s Homekraft Infra Private Limited 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.			

For HPMS & ASSOCIATES

Chartered Accountants

FRN: 022072N

MANMOHAN
N SINGH
RAWAT

Digitally signed by MANMOHAN SINGH RAWAT
DN: cn=MANMOHAN SINGH RAWAT,
o=HPMS & ASSOCIATES, ou=HPMS & ASSOCIATES,
email=manmohan.singh.rawat@hpms.co.in,
c=IN

CA MANMOHAN S RAWAT

M No: 509522

Partner

UDIN: 23509522BGWEYN4471

Place: Delhi

Date: 11/10/2023