



GULATI DINESH & ASSOCIATES
Chartered Accountants

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Form — 5

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

Information as on 30.06.2020

Dated :- 11.10.2020

Certification work Assigned vide UDIN: 20092824AAAABD6929

Subject: Certificate of amount incurred on Bharat City-2A for Construction of Tower G1-J4 situated on Khasra no. 10 to 73, demarcated by its boundaries latitude-28.726382 and longitude- 77.339214 of the end-points, Village Nistoli, Tehsil-Ghaziabad, Ghaziabad Development Authority, District Ghaziabd, PIN 201002, admeasuring 53000 sq. meter area, being developed by BCC Infrastructures Pvt. Ltd. **having RERA Registration No .UPRERAPRJ4670, Designated A/C No. 57500000060681,57500000060694,57500000060744 Bank Name-HDFC bank Ltd.**

S.No.	Particulars	Rs.	Rs.
		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.	186591863	186591863
	SUB TOTAL LAND COST (in Rs.)	186591863	186591863

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)	242000000	154298609
	SUB TOTAL FEES PAID (in Rs.)	242000000	154298609
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);	2779562000	1887727241



	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2779562000	1887727241
3B	Cost of construction incurred (As Certified by Project Engineer)	3090300000	1604898768
3C	Total Construction Cost (Lower of 3A and 3B.)	2779562000	1604898768
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)	2300000000	1952996124
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	5079562000	3557894892
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3208153863	2228617713
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	51.93%	
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)%	69.47%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2818651750
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1973056225
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		2228617713
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)		1972482149
11	Balance available in Designated A/c.		574076
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		256135565

This certificate is being issued on specific request of M/s Bcc Infrastructure Pvt. Ltd. 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.

GULATI DINESH & ASSOCIATES
(DINESH GULATI)
(Membership No. 092824)
FRN. 017416N

