

ABHISHEK BIMAL & ASSOCIATES	ADD:- 91, RADHA VIHAR, MUGHAL ROAD
CHARTERED ACCOUNTANT	KAMLA NAGAR, AGRA-282005
	Mob. 7417283417
	Email- caabhishekjain1984@gmail.com
Form-5	
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)	
Information as on 31.03.2019	Dated :- 20/07/2020

Subject: Certificate of amount incurred on TAJ ROYALE for Construction of RESIDENTIAL Tower/Block/Building(s) situated on Khasra no./Plot No.G/C-3, TAJNAGRI PHASE-2 FATEHABAD ROAD AGRA-282001 demarcated by its boundaries (latitude 27.156863 and longitude 78.058729 of the end-points) to the North, to the South, to the East to the West of Village SADAR Tehsil, REAL ESTATE REGULATORY AUTHORITY Competent Authority/Development Authority, District AGRA, PIN 282001, admeasuring 13902 sq. meter area, being developed by GANGA RATAN DEVELOPERS having RERA Registration No. UPRERAAPRM10786.

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.	1,711.00	1,711.00
	SUB TOTAL LAND COST (in Rs.)	1711.00	1711.00

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)	17.90	17.90
	SUB TOTAL FEES PAID (in Rs.)	17.90	17.90
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);	8,000.00	5,009.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8000.00	5009.00



3B	Cost of construction incurred (As Certified by Project Engineer)	9004	6720
3C	Total Construction Cost (Lower of 3A and 3B.)	8000	5009
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)	1043	793
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	9043	5802
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	9728.90	6737.9
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	74.63%	
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)%	69.26%	
7	Total amount received from allottees till date since Inception of the Project (In Rs.)	5872.89	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	4111.02	
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)	6737.90	
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)	AS PER NOTE	
11	Balance available in Designated A/c.	AS PER NOTE	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	AS PER NOTE	

This certificate is being issued on specific request of M/s GANGA RATN DEVELOPERS 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.

Signature of Chartered Accountant with seal
CA ABHISHEK JAIN
411603
UDIN-20411603AAAABC4375

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31/03/2018			
		Dated :-31/07/2018	
Subject: Certificate of amount incurred on TAJ ROYALE for Construction of RESIDENTIAL Tower/Block/Building(s) situated on Khasra no./Plot No.G/C-1,TAJNAGRI PHASE-2 FATEHABAD ROAD AGRA-282001, demarcated by its boundaries (latitude 27.156863 and longitude 78.058729 of the end-points) to the North, to the South, to the East to the West of Village, SADAR Tehsil, REAL ESTATE REGULATORY AUTHORITY (RERA) Competent Authority/Development Authority, District AGRA , PIN 282001 , admeasuring 13902 sq. meter area, being developed by GANGA RATAN DEVELOPERS [Promoter] <i>having RERA Registration No. UPRERAPRM10786.</i>			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. in lacs 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.	1,711.00	1,711.00
	SUB TOTAL LAND COST (in Rs.)	1,711.00	1,711.00

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)	17.90	17.90
	SUB TOTAL FEES PAID (in Rs.)	17.90	17.90
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);	8,032.00	3,455.64
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8,032.00	3,455.64
3B	Cost of construction incurred (As Certified by Project Engineer)	9,004.00	3,485.00



3C	Total Construction Cost (Lower of 3A and 3B.)	8,032.00	3,455.64
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)	903.67	654.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	8,935.67	4,109.64
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10,664.57	5,838.54
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	38.71%	
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)%	54.75%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	4811.79	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3368.25	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total (Column 3 of Row 4 * row 6)	5838.54	
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)	As Per Note	
11	Balance available in Designated A/c.	As Per Note	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	As Per Note	

This certificate is being issued on specific request of M/s GANGA RATAN DEVELOPERS for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

Notes : No Such Designated Account maintained by the promoters for the period under consideration.

Estimated costs are based on the informations provided by the promoters.

For S. N. GUPTA & CO

(SYED WASIM HAIDER RIZVI)

PARTNER

CHARTERED ACCOUNTANTS

Mem. No. 409400

FRN 01057C