

Cost of Real Estate Project UPRERA Registration No : UPRERAPRJ5016

Sr. No.		Particulars	Amount (Rs.)
1.	i.	Land Cost:	
		a. Acquisition Cost of Land or Development Rights, lease premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	1,62,71,500.00
		b. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central.	1,49,03,242.00
		SUB TOTAL OF LAND COST	3,11,74,742.00
	ii.	Development Cost/ Cost of Construction:	
		a.	
		- Estimated Cost of Construction as certified by Engineer	20,88,25,258.00
		- Actual Cost of construction incurred as per the books of accounts	13,33,46,736.25
		Note: (for adding to total cost of construction incurred, Minimum of (i) or(ii) is to be considered)	
		- On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services(including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc.	2,00,00,000.00

		All costs directly incurred to complete the construction of the entire phase of the project registered. b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority. c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	1,20,00,000.00 66,25,504.00
		SUB-TOTAL OF DEVELOPMENT COST	17,19,72,240.25
2.		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	27,86,25,504.00
3.		Total Cost Incurred of the Real Estate Project	20,31,46,982.25
4.		% completion of Construction Work % (asper Project Architect's Certificate)	72.91%
5.		Amount Which can be withdrawn from the Designated Account	15,00,00,000.00
6.		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	NIL
7.		Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

**Mayank Mehrotra & Co.
Chartered Accountants**

Memb. No. 404379
CA Tulika R

