

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31.03.2021

Certification work Assigned vide letter No.

Dated :- 13.04

Subject: Certificate of amount incurred on **La Casa Ansal Aquapolis** for Construction of No 1(Viz. SI) Tower situated on Sushant Aquapolis, Opposite Crossing Republic, Dhundhera Ghaziabad, Pin – 201016, demarcated by its boundaries latitude 28.629385 & Longitude 77.443678. Development Authority Ghaziabad Development Authority Ghaziabad District Ghaziabad. Admeasuring 3200 Sq. Meter Area, Being Developed By Adwik Homes Pvt Ltd. Having Rera Registration No – **UPRERAPRJ5399**, Adwik Homes Pvt .Ltd. – Lacasa Rera A/C No **918020069840724** in **Axis Bank**.

S.No.	Particulars	Rs.in lakhs Total Cost Estimated	Rs. In lakhs 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.	1302	1302
	SUB TOTAL LAND COST (in Rs.)	1302	1302

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)	52	32
	SUB TOTAL FEES PAID (in Rs.)	52	32
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);	4012	2028
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4012	2028
3B	Cost of construction incurred (As Certified by Project Engineer)	4012	1991
3C	Total Construction Cost (Lower of 3A and 3B.)	4012	1991



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)	225	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	4237	1991
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5591	3325
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	61%	
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)%	59%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		4033
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		2823
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)		3325
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)		2724
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		601

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

For R M C & Co

Chartered Accountants

FRN: 030095N

New Delhi
FRN NO:-030095N
CA Mayank Raja
(Partner)

M No - 538750

Date - 13-04-2021

Notes To CA Certificate (La Casa Ansal /Aquapolis Project UPRERAPRJ5399)

Annexure -1

- The budgeted land cost considered on the basis of memorandum of understanding dated 01.03.2012 & 19.08.2013 between Ansal urban
- Total estimated construction and development cost for sum Rs. 4012 lakhs considered on the basis of chartered engineer certificate.
- Estimated finance cost/ interest cost for sum of Rs. 225 lakhs Considered on the basis of loan yet to be taken and utilize.
- Construction and development cost considered on Accrual Basis.
- Reference of Previous quarter has been taken