

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th June, 2020			
Certification work Assigned vide letter No.ALTPL/CA/2018-19/01		Dated :-20.05.2020	
Subject: Certificate of amount incurred on IRIS GARDEN, MEERUT for Construction of 5 Tower of group housing situated on Sec-3, Ansal Sushant City, Vedvyaspuri, Meerut, demarcated by its boundaries (latitude 28.94 north to south and longitude 77.64 east to west of Sec-3, Ansal Sushant City, Vedvyaspuri, Meerut, Meerut Development Authority, District MEERUT, PIN-250102, admeasuring 24122 sq. meter area, being developed by ANSAL LANDMARK TOWNSHIPS PVT. LTD. <i>having RERA Registration No.UPRERAPRJ5475</i>, Designated A/C No.777705700004, ICICI BANK			
		Rs.in lacs	Rs. In lacs
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.	381	381



	SUB TOTAL LAND COST (in Rs.)	381	381
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S.No.	Particulars	Total Cost Estimate d	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 (LICENCE FEE)	167	167
	SUB TOTAL FEES PAID (in Rs.)	167	167
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);	6,475	2,700
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6,475	2,700
3B	Cost of construction incurred (As Certified by Project Engineer)	6,475	2,613
3C	Total Construction Cost (Lower of 3A and 3B.)	6,475	2,613
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)	619	724
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	7,094	3,336
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7,642	3,884
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	40.35%	

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)%	50.82%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	2,636
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1,845
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)	3,884
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)	1,838
11	Balance available in Designated A/c.	7.09
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	2,046

This certificate is being issued on specific request of M/s ANSAL LANDMARK TOWNSHIPS 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.

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(CA Sudhir Kumar)
Proprietor
M.No 501230
UDIN:20501230AAAA-



Place : Ghaziabad
Date: 27.07.2020