



Form 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31-Mar-2023 (Quarter ended 31 March 2023)			
Subject: Certificate of amount incurred on Gomti Greens for Construction of Plot(s), demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Amar Shahid Path, Tehsil Competent Authority/Development Authority, District Lucknow, PIN 226010, admeasuring sq. meter area, being developed by Emaar India Limited (formerly known as Emaar MGF Land Ltd) having RERA Registration No. UPRERAPRJ5635, Designated A/C No. 051-504181-913, Bank Name- HSBC Bank & 010566300000042, Bank Name- Yes Bank			
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.	27,769	22,790
	SUB TOTAL LAND COST (in Rs.)	27,769	22,790
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)	1,453	1,497
	SUB TOTAL FEES PAID (in Rs.)	1,453	1,497
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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	30,359	21,581
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	30,359	21,581
3B	Cost of construction incurred (As Certified by Project Engineer) ***	30,359	22,832
3C	Total Construction Cost (Lower of 3A and 3B.)	30,359	21,581
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)	2,091	2,059
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	32,449	23,640
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)*	61,670	47,926
5	Percentage completion of Construction Work completed (as per Project Engineer's Certificate) ***		75%
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)%		78%
7	Total amount received from allottees till date since Inception of the Project including tax (in Rs.) **		71,468
7a	Total amount received from allottees till date since Inception of the Project excluding tax (in Rs.) **		71,332
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		50,028



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) excluding fair value of land amounting to Rs. 5,703.59 Lakhs acquired under joint development agreement.	42,223
10	Amount actually withdrawn till date since inception of the project (HSBC A/c no. 051-504181-913 & Yes bank A/c No. 010566300000042). (This shall include 70% of the amounts already realised till date but not deposited in the designated Account) ^	44,039
11	Balance available in Designated A/c. (HSBC A/c no. 051-504181-913 & Yes bank A/c No. 010566300000042) including fixed deposits as per books	4,002
12	Amount that can be withdrawn from the designated Bank A/C under this certificate. (Row 9 – Row 10)	-
13	Excess amount withdrawn (Row 10 - Row 9) #	1,815.86
<i>*Actual project expense incurred is amount spent from inception of the project as per books</i>		
<i>** Amount collected in 100% collection account as per books for identified units.</i>		
<i>*** Verified from Engineer's Certificate</i>		
<i>^ This includes amount withdrawn from 70% RERA Account HSBC 913 and YES Bank 0042 since inception of the project plus amount not deposited from 100% collection accounts in 70% RERA accounts.</i>		
<i># Excess amount withdrawn due to Samarth considered a part of Gomti Greens till Qtr ended 30 June 2022 now considered separate for RERA purpose from Sep 2022 qtr onwards based on books/poc sheet shared by the management.</i>		
<i>The above figures are for area registered under RERA.</i>		
This certificate is being issued on specific request of M/s Emaar India Ltd (Formerly known as M/s Emaar MGF Land Ltd) for UP RERA compliance. The certification is based on the books of accounts/information and records produced before us and is true to the best of our knowledge and belief, we have not audited the above numbers.		
<i>Note: The certificate issued by another Chartered Accountant for Quarter ended 31 December 2018 had mistakenly taken withdrawl limit as actual amount withdrawn till date. Basis the verification of the backup documents and books of accounts, we had revised the figure in S.no. 10 upto 31 March 2022 that is correct to our knowledge based on books of accounts/statements shared by the management and same was reported in quarter ended 31 March 2022.</i>		
For Rajeev & Ajay Chartered Accountants Firm Reg. No. 009977N  Rajeev Sabharwal Partner Membership No: 084833 Date: 15 April 2023 Place: New Delhi UDIN:23084833BGSFHY4556		