



Form 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31-12-2020			
Date - 14 January 2021			
Subject: Certificate of amount incurred on Grom Groms 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 Shal Pab, Tehsil Computer Authority/Development Authority, District Lucknow, PIN 226010, admeasuring sq. meter area, being developed by Emaar MGF Land Ltd. having RERA Registration No. A/PRERAPR3635, Designated A/C No. 051-504181-913, Bank Name- HSBC 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	42,729	23,241
	SUB TOTAL LAND COST (in Rs.)	42,729	23,241
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)	1,449	1,449
	SUB TOTAL FEES PAID (in Rs.)	1,449	1,449
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);	23,765	15,399
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	23,765	15,399
3B	Cost of construction incurred (As Certified by Project Engineer)	23,400	15,399
3C	Total Construction Cost (Lower of 3A and 3B)	2,150	2,314
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)	25,586	17,712
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)*	25,586	17,712
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	69,728	66,582
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate)		60.81%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)		60.81%
7	Cost of row 4 / Cost of row 4 - 2%		55,716
8	Total amount received from allottees till date since inception of the Project excluding tax (in Rs.)		19,001
9	70% Amount to be deposited in Designated Account (8.7*Row 7)		36,698
10	Cumulative 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)		36,495
11	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) excluding fair value of land amounting to Rs. 5,402.60 Lakhs acquired under joint development agreement.		122
12	Balance available in Designated A/c (HSBC A/c no. 051-504181-913 & Yes bank A/c No. 010566300000042) as per books		203
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)		203

This certificate is being issued on specific request of **M/s. Emaar MGF Land Ltd.** for UP RERA compliance. The certification is based on the books of accounts and information/records produced before us and is true to the best of our knowledge and belief.

No application has been filed with UPRERA authority for transfer of RERA Development & Construction from HSBC a/c no. 051-504181-913 to Yes Bank A/c No. 010566300000042. Same is under process as on the date of certificate.

Note: New part of 8 acres have been separately registered out of total 226.378 acres of the project. Figures above have been provided accordingly. Previously all figures were provided for total project area of 226.378.

* Cost incurred on the project from the inception of the project.

For Rajeev & Ajay
Chartered Accountants
Firm Reg. No. 0699725

Rajeev Sabharwal
Partner
Membership No. 08483

Date: 14 January 2021
Place: New Delhi
UDIN: 21084831AAAAAR9229