



CHARTERED ACCOUNTANT'S CERTIFICATE				Form S
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)				
Information as on 30-Sep-2020				
Dated :- 09-Oct-2020				
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 MGF Land Ltd. having RERA Registration No. UPRERAPRJ5635, 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.	44,639	25,068	
	SUB TOTAL LAND COST (in Rs.)	44,639	25,068	
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (d) Any other (specify)	1,567	1,567	
	SUB TOTAL FEES PAID (in Rs.)	1,567	1,567	
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) Consultant/Architect Fees (directly attributable to project) (e) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	24,983	15,049	
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	24,983	15,049	
3B	Cost of construction incurred (As Certified by Project Engineer)	23,400	15,103	
3C	Total Construction Cost (Lower of 3A and 3B)	23,400	15,049	
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)	2,375	2,314	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	25,775	17,362	
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	71,981	43,997	
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		64.54%	
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) %		61.12%	
7	Total amount received from allottees till date since inception of the Project excluding tax (in Rs.)		54,495	
8	70% Amount to be deposited in Designated Account (0.7* Row 7)		38,146	
9	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)		38,293	
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) excluding fair value of land amounting to Rs. 5,703.59 Lakhs acquired under joint development agreement.		37,997	
11	Balance available in Designated A/c. (HSBC A/c No. 051-504181-913 & Yes bank A/c No. 010566300000042)		23	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		296	
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 other information/records produced before us and is true to the best of our knowledge and belief.				
An 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.				
For Rajeev & Ajay, Chartered Accountants Firm Reg. No.: 009977N Rajeev Sabharwal Partner Membership No: 084833 Date: 09 Oct 2020 Place: New Delhi UDIN: 20084833AAAARR1924				