



Form 5							
CHARTERED ACCOUNTANT'S CERTIFICATE							
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)							
Information as on 30-Sep-2023 (Quarter ended 30 Sep 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) <i>having RERA Registration No. UPRERAPRJ5635, Designated A/C No. 051-504181-913, Bank Name- HSBC Bank & 010566300000042, Bank Name- Yes Bank.</i>							
		Total-Gomti Green(excluding Hridavam & Samarth)		Completion Certificate Received		Ongoing Project	
		Rs. in lacs					
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out- flow) till now	Total Cost Estimated	Amount incurred (actual out- flow) till now	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4	5	6	7	8
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	15,040	15,040	12,729	7,750
	SUB TOTAL LAND COST (in Rs.)	27,769	22,790	15,040	15,040	12,729	7,750
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)	1,452	1,663	1,067	1,067	385	596
	SUB TOTAL FEES PAID (in Rs.)	1,452	1,663	1,067	1,067	385	596
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	21,118	12,997	12,997	17362	8,122
	<i>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</i>	30,359	21,118	12,997	12,997	17,362	8,122
3B	<i>Cost of construction incurred (As Certified by Project Engineer) ***</i>	30,359	21,093	12,795	12,795	17,564	8,298
3C	<i>Total Construction Cost (Lower of 3A and 3B.)</i>	30,359	21,093	12,795	12,795	17,362	8,122
3D	<i>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)</i>	2,091	2,059	1,328	1,328	763	731
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	32,449	23,152	14,123	14,123	18,125	8,853
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)*	61,670	47,605	30,230	30,230	31,239	17,198
5	Percentage completion of Construction Work completed (as per Project Engineer's Certificate) ***		69%		100%		47%
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)%		77%		100%		55%
7	Total amount received from allottees till date since Inception of the Project including tax (in Rs.) **		84,214		56,311.47		27,902
7a	Total amount received from allottees till date since Inception of the Project excluding tax (in Rs.) **		84,024		56,177.86		27,846
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		58,949		39,418		19,531
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.		41,901		30,230		11,495
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) ^		49,221		39,418		9,803

