Rajeev & Ajay
Chartered Accountants

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Form 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30-Jul-2021

Dated :- 15th Jul 2021

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 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.	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)	1,502	1,502
	SUB TOTAL FEES PAID (in Rs.)	**1,502**	**1,502**
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);	23,699	17,306
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	**23,699**	**17,306**
3B	***Cost of construction incurred (As Certified by Project Engineer)***	**23,400**	**17,031**
3C	*Total Construction Cost (Lower of 3A and 3B.)*	23,400	17,031
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)***	2,150	2,117
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	**25,550**	**19,148**
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)***	**69,781**	**43,891**

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5	Percentage completion of Construction Work completed (as per Project Engineer)	72.78%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)	62.90%
7	Total amount received from allottees till date since Inception of the Project excluding tax (in Rs.) ^	57,917
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	40,542
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.	38,187
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).	40,750
11	Balance available in Designated A/c. (HSBC A/c no. 051-504181-913 & Yes bank A/c No. 010566300000042) as per books	330
12	Amount that can be withdrawn from the designated Bank A/C under this certificate. **(Row 9 – Row 10) #**	-

Actual project expense incurred is amount spent from inception of the project as per books

 # Amount Overdrawn than the limit

^ Amount collected in post rera period

The above figures are for area registered under RERA.

This certificate is being issued on specific request of **M/s Emaar India Ltd (Formerly knows as M/s Emaar MGF Land 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 **Rajeev & Ajay**
Chartered Accountants
Firm Reg. No.009977N

RAJEEV & AJAY CHARTERED ACCOUNTANTS NEW DELHI

Rajeev Sabharwal
Partner
Membership No. 084833

Date: 15 July 2021
Place: New Delhi
UDIN:21084833AAAALK1186