

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31.12.2023

Certification work Assigned vide letter No.

Dated :- 05.01.2024

Subject: Certificate of amount incurred on [ORCHID HOMES][UPRERAPRJ599708] for Construction of **01** Tower/Block/Building(s) **Raja Ka Taal, Firozabad** situated on Khasra no./Plot No. **102/2 MAUZA MALIKKHAN JAHANPUR**, demarcated by its boundaries (latitude and longitude of the end points) **27°17'8"145"N 78°36'1697"E** to the North Other Property to the South Chuck Road 12M. to the East Other Property to the West Other Property Tehsil **FIROZABAD SADAR** Competent/ Development authority **FIROZABAD SHIKOHABAD DEVELOPMENT AUTHORITY** District **FIROZABAD** PIN 283203 admeasuring 2836.43 sq.mts. area being developed by [GIRDHARI LAL MANOHAR LAL REALTECH LLP] [Promoter] **Applying for RERA Registration No. - Being Applied, Designated A/C No.-60426207201 -Bank Name- Bank of Maharashtra, Ganesh Nagar, Firozabad**

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	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;	38.10	38.10
	(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;	0	0
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(d) Amounts paid 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);	3.08	3.08
	(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.		
	SUB TOTAL LAND COST (in Rs.)	41.18	41.18

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1		2	3
2	Project Clearance Fees		
	(a) Fees paid to RERA	00.20	00.20
	(b) Fees paid to Local Authority	33.51	33.51
	(c) Consultant/Architect Fees (directly attributable to project)	01.00	01.00
	(d) Any other (specify)	00.00	00.00
	SUB TOTAL FEES PAID (in Rs.)	34.71	34.71
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	4.00	3.70
	(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);	0	0
	(c) Cost of material actually purchased;	0	0
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	585	415.20
		181	50.45
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	770	469.35



3B	Cost of construction incurred (As Certified by Project Engineer)	750	415.20
3C	Total Construction Cost (Lower of 3A and 3B.)	750	469.35
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)	NIL	NIL
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	750	469.35
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	825.89	545.24
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		60.18%
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)%		66.02%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0.50
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.35
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Estimated Cost * row 6)		0.14
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		0.14
11	Balance available in Designated A/c.		0.36
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		0

This certificate is being issued on specific request of M/s Boss Real Estate Pvt. Ltd. (Orchid Ginger II) 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.

Signature of Chartered Accountant with seal
(LALIT MOHAN BANSAL)
(096758)

