



# RAJEEV VARSHNEY & ASSOCIATES

CHARTERED ACCOUNTANTS

City Enclave, Opp. Kumar Nursing Home,

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Form – 5

CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 21-02-2022			
Certification work Assigned vide letter No.RERA/CER/001		Dated :-05-03-2022	
<b>Subject:</b> Certificate of amount incurred on [TWIN SPIRE II PHASE ] for Construction of TWIN SPIRE NO. BUILDING ONE BLOCK ONE OF THE SECOND PHASE OF THE PROJECT (APPLICATION I.D. ID368198) Situated on the part of KHET NO> 971K, 973, 974, 975, 976, 9777, 986, 987, 988, 989 (PART) MANSOOR GARHI TECH KOIL ALIGARH, demarcated by its boundaries (latitude 27.933669 and longitude 78.079326 of the end-points) PROPERTY OF OTHER to the North TWIN SPIRE PHASE-I, to the South 12M WIDE ROAD, to the East PROPERTY OF OTHER TO THE WEST OF VILLAGE MANZOOR GARHI TEHSIL KOIL ALIGARH, admeasuring 2474.59 sq. meter area, being developed by <b>M/S KHAN &amp; BROTHERS INFRATECH PVT LTD. having RERA Registration No .-----</b> --- , Designated A/C No.-----Bank Name-----			
		Rs.in Rs	Rs. In Rs
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;	2,11,63,891	2,11,63,891
	(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.		
	<b>SUB TOTAL LAND COST (in Rs.)</b>	2,11,63,891	2,11,63,891



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	59,53,299	17,747
	(c) Consultant/Architect Fees (directly attributable to project)	12,87,810	3,00,000
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>72,41,109</b>	<b>3,17,747</b>
3A	<b>Cost of Development And construction</b>		
	<b>(a) Cost of services (water, electricity to construction site) , Site Overheads;</b>		
	<b>(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);</b>		
	<b>(c) Cost of material actually purchased;</b>		36,35,080
	<b>(d) Cost of <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);</b>		4,56,657
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	<b>13,45,95,000</b>	<b>40,91,737</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	<b>13,45,95,000</b>	<b>40,91,737</b>
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>13,45,95,000</b>	<b>40,91,737</b>
3D	<b>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</b>	-	-
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>13,45,95,000</b>	<b>40,91,737</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>16,30,00,000</b>	<b>2,55,73,375</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		3.04%
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 ) %		15.99%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-



9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b> <b>(Column 3 of Row 4 * row 6 )</b>	2,55,73,375
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 )	-
11	Balance available in Designated A/c.	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>	2,55,73,375

This certificate is being issued on specific request of M/s KHAN & BROTHERS INFRATECH PVT LTD. (Name of the Promoter) 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 VARSHNEY & ASSOCIATES  
CHARTERED ACCOUNTANTS  
FRNO. 010240C




CA RAJEEV VARSHNEY FCA DISA  
PARTNER  
M.NO. 400043  
UDIN: 22400043AEIDCE8387  
DATED: 05-03-2022  
PLACE: ALIGARH