

GULATI DINESH & ASSOCIATES
Chartered Accountants

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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 30/09/2020

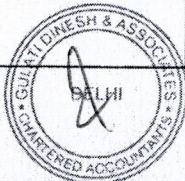
Certification work Assigned vide UDIN No. 20092824AAAAZ3125

Dated :-07/10/2020

Subject: Certificate of amount incurred on Central Walk for Construction of Central Tower situated on Khasra no. 24-44, demarcated by its boundaries (28.726993 latitude and 77.338528 longitude) Village Nistoli, Tehsil -Ghaziabad, Ghaziabad Development Authority, District Ghaziabad, PIN-201002, admeasuring 3945 sq. meter area, being developed by Bcc Infrastructures Pvt. Ltd. *having RERA Registration No. UPRERAPRJ6208*, Designated A/C No. 57500000060731, 575000000705 Bank Name- HDFC Bank Ltd

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	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.	Rs. 1,40,60,375	Rs. 1,40,60,375
	SUB TOTAL LAND COST (in Rs.)	Rs. 1,40,60,375	Rs. 1,40,60,375

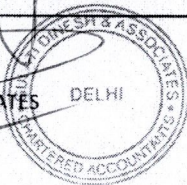
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	Rs. 0	Rs. 0
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);	Rs. 20,42,60,000	Rs. 9,10,05,986



	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	Rs. 20,42,60,000	Rs. 9,10,05,986
3B	Cost of construction incurred (As Certified by Project Engineer)	Rs. 18,31,39,731	Rs. 12,55,77,450
3C	Total Construction Cost (Lower of 3A and 3B.)	Rs. 18,31,39,731	Rs. 9,10,05,986
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)	Rs. 0	Rs. 0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	Rs. 18,31,39,731	Rs. 9,10,05,986
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	Rs. 21,83,20,375	Rs. 10,50,66,361
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	68.57%	
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)%	48.12%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	Rs. 5,95,99,720	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Rs. 4,17,19,804	
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)	Rs. 10,50,66,361	
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)	Rs. 5,95,99,502	
11	Balance available in Designated A/c.	Rs. 218	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	Rs. 4,54,66,859	

This certificate is being issued on specific request of M/s Bcc Infrastructures Pvt 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.

GULATI DINESH & ASSOCIATES
DINESH GULATI
Membership No:- 092824



UDIN: 20092824AAAAAZ3125
Date: 07.10.2020