

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Dated- 30.06.2022			
Subject:	Certificate of amount incurred on SETHI VENICE for construction of Residential Tower A,B,L,M & Commercial Tower situated on the Plot no. SC 01 /A4, SECTOR 150, NOIDA, U.P. Demarcated by its boundaries (latitude and longitude of the end points) 28°26'13.0"N 77°28'53.0" E to the North 28°25'59.8"N 77°28'54.5" E to the South 28°26'06.6"N 77°29'01.6" E to the East 28°26'03.4"N 77°28'49.5" E to the West of Tehsil Gautam Budh Nagar , Noida authority as a Competent/ Development authority NOIDA District Gautam Budh Nagar PIN 201310 admeasuring 19000 sq.mts. area being developed by M/S Esthetic Buildtech Pvt. Ltd. having RERA Registraion no UPRERAPRJ6357 , Designated A/c No. 003705017222 , Bank Name ICICI Bank Ltd .		
		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; (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.	6527	2406
	SUB TOTAL LAND COST (in Rs.)	6527	2406

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)	240	207
	SUB TOTAL FEES PAID (in Rs.)	240	207
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);	13500	5914
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	13500	5914
3B	Cost of construction incurred (As Certified by Project Engineer)	13500	5914
3C	Total Construction Cost (Lower of 3A and 3B.)	13500	5914
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)	4690	2948
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	18190	8862
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	24957	11475
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	43.81%	
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)%	45.98%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	5124	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3587	
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)	11475	
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)	3587	
11	Balance available in Designated A/c.	0.21	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	7888	
This certificate is being issued on specific request of M/s Esthetic Buildtech 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.			
Note : Payments payable to Noida Authority towards Row 1 Column 3 may change as per final orders of superme court orders wherein land dues payable to Noida Authority may be capped at SBI MCLR Rate.			

