



Form-- 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.09.2020			
Certificate work Assigned vide letter No. 430 /Engineering/gda/2020-21/23-11-2020			
Subject : Certificate of amount incurred on PATRAKARPURAM for Construction of 15 Blocks situated at Khasra No./Plot No- 582M, 583M, 584M, 585M, 845M, 846M, 847, 848, 849, 850, 851M, 852M & 856M demarcated by its boundaries (latitude and longitude of the end-points) 26.820604, 83.384630 to the North, 26.819056, 83.384948 to the South, 26.819689, 83.385981 to the East, 26.819344, 83.384007 to the West of Village Manbela, Tehsil Sadar, Gorakhpur Development Authority, District Gorakhpur, PIN 273013, admeasuring 20473.14 sq.meter area, being developed by GORAKHPUR DEVELOPMENT AUTHORITY having RERA Registration No. UPRERA PRJ675975, Designated A/C No. 39105227823 State Bank of India, Main Branch, Gorakhpur IFSC Code- SBIN0000086			
Cost of Land & Construction of Real Estate Project		(All figures in Rs. Lakh)	
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up til now
1	2	3	4
1	Land Cost	232.59	232.59
	(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);	-	-
	SUB TOTAL LAND COST (in Rs.)	232.59	232.59
2	Project Clearance Fees		
	(a) Fees paid to RERA	1.07	1.07
	(b) Fees paid to Local Authority	0	0.00
	(c) Consultancy/Architect Fees (directly attributable to project)	13.005	0.00
	(d) Any other (specify)	0	0.00
	SUB TOTAL FEES PAID (in Rs.)	14.08	1.07
3A	Cost of Development & Construction	3096.66	996.87
	(a) Cost of services (water, electricity to construction site);		
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance cost, consumable 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 & Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3096.66	996.87
3B	Cost of construction incurred (As Certified by Project Engineer)	987.46	987.46
3C	Total Construction Cost (Lower of 3A and 3B.)	987.46	996.87
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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	987.46	996.87
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3343.33	1230.53
5	Percentage completion of Construction Work completed (as per Project Engineers/Architect's Certificate)	34.51%	
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)%	37%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2759.07
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1931.35
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 6) or (Column 4 of Row 4) whichever is less		710.84
10	A mount 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)		542.33
11	Balance available in Designated A/c.		1389.02
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		168.52

This certificate is being issued on specific request of M/s Gorakhpur Development Authority for UP RERA compliance. The certificate is based on the information and record produced before me and is true to the best of my knowledge and belief.

Note :

- 1 Cost of construction include GST amount also which will be taken as input credit.
- 2 Total Amount received from Allotees includes interest portion also.
- 3 There is one designated account with State Bank of India , but Receipts are taken in other 2 account also . Payments are made from more than 6 bank account and from designated account only 75.67 lacs paid. Authority has paid 922.26 lacs from own fund. Balance available in designated account Rs. 2311.28 Lacs but we have deducted 922.26 lacs which was paid from other than designated account..Hence this certificate does not express true picture of this scheme.
- 4 Land cost are taken as provided by Project Engineers which are notional basis in total estimated cost. There is no cost incurred for this purpose during current period.The land bank are already there which are used for this project , so we are taken estimated cost which are provided to us.
- 5 Estimated cost are based on information provided by Engineering Department

G M R & CO.

Chartered Accountants

CA ARUN KUMAR GUPTA
(M. No. 407453)

Date : 15/12/2020

Place : Gorakhpur

