

SANDEEP PRAKASH & CO.

213, Murli Bhawan, 10-A, Ashok Marg,
Lucknow -226001, Uttar Pradesh



Tel: 9415016092 & 9935522266
M: Email: spcolucknow@gmail.com

Form 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF OBTAINING RERA REGISTRATION OF LOTUS COURT - TOWER 6)

Information as on 14/09/2024

Certification work Assigned vide letter No.-----

Dated :-

Subject: Certificate of amount incurred on Lotus Court -Tower 6 for Construction of Residential Tower/Block/Building(s) situated on Khasra no.182 & 183 demarcated by its boundaries (latitude 26°53'03.85"N and longitude 81°03'15.24"E of the end-points) drive way to the North, T7 to the South, drive way to the East, T5 to the West, of Village-Semra, Pargana Tehsil and Distt-Lucknow, PIN 226028, admeasuring 20455.00 sq. meter area, being developed by Viraj Construction Pvt. Ltd. RERA Registration : Applied for , Designated A/C No.7177 0021 0000 5400 Bank Name- Punjab National Bank

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	145.00	Nil
	Land Cost		
	(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;	23.00	Nil
	Land Cost		
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	Nil	Nil
	Land Cost		
	(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);	Nil	Nil
	Land Cost		
	(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.	Nil	Nil
	SUB TOTAL LAND COST (in Rs.)	168.00	-
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	1.08	Nil
	(b) Fees paid to Local Authority	18.00	Nil
	(c) Consultant/Architect Fees (directly attributable to project)	22.00	Nil
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	41.08	-
	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;	3,970.00	Nil
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3,970.00	Nil
3B	Cost of construction incurred (As Certified by Project Engineer)	3,970.00	Nil



3C	Total Construction Cost (Lower of 3A and 3B.)	3,970.00	Nil
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)	326.00	Nil
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	4,296.00	NIL
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4,505.08	-
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.00%	
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)%	0.00%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	Nil	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Nil	
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. Cost * Proportionate Cost Incurred on the Project (Total Estimated Cost * row 6) (Column 3 of Row 4 * row 6)	0	
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)	Nil	
11	Balance available in Designated A/c.	Nil	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0.00	

This certificate is being issued on specific request of M/s VIRAJ CONSTRUCTIONS PRIVATE LIMITED for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For Sandeep Prakash & Co.

Chartered Accountants

FRN: 006527C





CA Vishnu Bhushan Singh

Partner (M.No.: 405175)

UDIN:- 24405175BKCGGH8830

Place: Lucknow

Date: 16/09/2024