

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30-09-2021

Certification work Assigned vide letter No-N.A

Dated :- 12-10-2021

Subject: Certificate of amount incurred on PARADISE HEIGHTS for Construction of One Building of 12 Flats on Plot No.117, Aruna Nagar Etah, Demarcated by its boundaries (latitude and longitude of the end points) 27°33'55.76"N, 78°39'3.39"E to the North 27°33'55.16"N, 78°39'3.87"E to the South 27°33'55.39"N, 78°39'3.90"E to the East 27°33'55.15"N, 78°39'3.51"E to the West at Aruna Nagar Etah under Niyat Pradhikari/UP-Ziladhikari, Viniyamt Kshetra, Etah, PIN 207002 admeasuring 521.72 sq.mts. area being developed by Ganga Vidhya Property Hub Pvt. Ltd. having RERA Registration No. UPRERAPRJ718120 , Designated A/C No.726020110000234, at Bank of India, Etah

S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	97	97
	(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.		
	SUB TOTAL LAND COST (In Rs.)	97	97
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	1	1
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (In Rs.)	1	1




3A Cost of Development And construction		
(a) Cost of services (water, electricity to construction site) , Site Overheads;	222	209
(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);		
Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	222	209
3B Cost of construction incurred (As Certified by Project Engineer)	220	205
3C Total Construction Cost (Lower of 3A and 3B.)	220	205
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)		
3 TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		
4 TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	318	303
5 Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	93.18%	
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)%	95.28%	
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. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		303
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). Note : No amount take from Allottees		0
11 Balance available in Designated A/c.		Rupees 11922.91
12 Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		303
This certificate is being issued on specific request of M/s Ganga Vidhya Property Hub 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.		
for Rahul Varshney & Co.(FRN : 022182C) <i>Rahul Varshney</i> CA. Rahul Varshney (M.No. 524884), Proprietor 542884 Etah, the 19th day of October, 2021 UDIN: 21542884 AAAA CD 5139 		