

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 28th February 2018

Certification work Assigned vide letter No.15th July 2018

Dated :- 30th July 2018

Subject: Certificate of amount incurred on RG Luxury Homes for Construction of A, F& M Tower/Block/Building(s) situated on Khasra no./Plot No.GH07A, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Sector-16B, Greater Noida (West), Tehsil Competent Authority/Development Authority, District - Gautam Budh Nagar , PIN -201009, admeasuring sq. meter area, being developed by Rajesh Projects India Private Limited [Promoter] **having RERA Registration No . UPRERAPRJ4723 , Designated A/C No.5492000100086001 Bank Name Karnataka Bank Limited.**

S.No.	Particulars	Rs.in Crores	
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	4.00
1	Land Cost	112.22	72.16
	(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 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 (but including interest on deferred payment as well as delayed payment to Noida Authority)		
	SUB TOTAL LAND COST (in Rs.)	112.22	72.16

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	4.00
2	Project Clearance Fees (Included in Development and Construction)	-	-
	(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.)	-	-
3A	Cost of Development And construction (Includes Project Clearance Fees)	134.32	89.47
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	134.32	89.47
3B	Cost of construction incurred (As Certified by Project Engineer)	134.32	89.47
3C	Total Construction Cost (Lower of 3A and 3B.)	134.32	89.47
3D	Interest (Other than Penal Interest and Penalties etc., but including facilitation charges) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	18.40	10.82
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	152.72	100.29
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	264.94	172.45
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	66.61%	
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) %	65.09%	
7	Total amount received from allottees till date since inception of the Project (in Rs.)		202.92
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		142.04
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)		172.45
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)		142.04
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		-

This certificate is being issued on specific request of M/s Rajesh Perprojects India Private Limited for UP RERA compliance. The certificate has been prepared on the basis of information and documents, books of accounts produced before us for verification. That the project cost has been verified on overall basis as per the unaudited books of accounts and allocated on the project phases/towers based on area/certificate of the architect. The designated bank account has been recently opened by the company on for compliance on the customer advances received and the details in para 8,10 & 11 have been reported only in line with the certificate format.

We performed the relevant procedures based on a verification of the books & records of the Company on a test check basis. The procedures that we performed did not constitute an audit or a review made in accordance with the generally accepted auditing standards in India but only a compilation of the project cost actually incurred as against the estimated cost determined by the management and the architect and the customer advances details provided by the management.

For Serva Associates
Chartered Accountants

Noida
506898

