

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on

30-06-2018

Certification work Assigned vide letter No.

424/FC/2018

Dated :- 30/7/18

Subject: Certificate of amount incurred on KABIR NAGAR DEVPUR PARA for Construction of Multi Storied Flats situated on Khasra no./Plot No.2131, 205,2746,2855 AND 2599, 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 _____, Tehsil LUCKNOW Competent Authority- LUCKNOW DEVELOPMENT AUTHORITY, District _LUCKNOW , PIN _____, admeasuring 139794 sq. meter area, being developed by LUCKNOW DEVELOPMENT AUTHORITY *having RERA Registration No .UPRERAPRJ7120 , Designated A/C No.0276104000192279-Bank Name-IDBI BANK LUCKNOW-*

S.No.	Particulars	Rs.in lacs		Rs. In lacs	
		Total Cost Estimated		Amount incurred (actual out-flow) till now	
1		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.	2550			2550
	SUB TOTAL LAND COST (in Rs.)	2550			2550

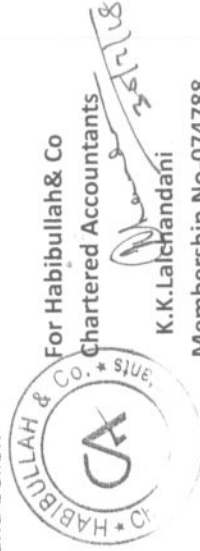


S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	7	7
	SUB TOTAL FEES PAID (in Rs.)	7	7
3A	Cost 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);	91997	33464
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	91997	33464
3B	Cost of construction incurred (As Certified by Project Engineer)		33464
3C	Total Construction Cost (Lower of 3A and 3B.)	91997	33467
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
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	91997	33467
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	94554	36024
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	35%	
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) %	38.10%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		12062



8	70% Amount to be deposited in Designated Account (0.7*Row 7)				8443.4
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Project)				36025
	Estimated Cost	* Proportionate Cost	Incurred on the	(Total Project)	
	(Column 3 of Row 4 * row 6)				
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)				36014
11	Balance available in Designated A/c.				175
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)				11

This certificate is being issued on specific request of M/s LUCKNW DEVRELOPMENT AUTHORITY 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 Habibullah & Co
Chartered Accountants
K.K.Lalchandani
Membership No-074788