



Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on-24.12.19			
Certification work Assigned vide letter No.-----		Dated :-15.01.2020	
Subject: Certificate of amount incurred on GOLDEN AVENUE for Construction of VILLA/PLOT Tower/Block/Building(s) 8 situated on Khasra no./Plot No. 973 & 983 , demarcated by its boundaries (latitude and longitude of the end-points) 29.094286 to the North 77.874612 to the South 29.094238 to the East 77.874292 to the West of Village Mawnakhurd , Tehsil Mawana Competent Authority/Development Authority, Prescribed authority/SDM, Controled Act Area Mawana District Meerut PIN 250401 admeasuring 4561 sq.mts. area being developed by Rossari Constructions Pvt Ltd, having RERA Registration No.10669 , Designated A/C No. 035211031143 Bank Name DENA BANK, MEERUT CANTT.			
		Rs.in lacs	Rs. In lacs
S.N o.	Particulars	Total Cost Estimated	Amount incurred (actual out- flow) till now
1	2	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.	4544640	4544640
	SUB TOTAL LAND COST (in Rs.)	4544640	4544640



S.N o.	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)	73600 1001 300000	73600 1001
	SUB TOTAL FEES PAID (in Rs.)	374601	74601
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);	800000 1800000 12500000 6500000	370730 1007728.7 8629643 4413385
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	21600000	14421486.7
3B	Cost of construction incurred (As Certified by Project Engineer)	18600000	14300000
3C	Total Construction Cost (Lower of 3A and 3B.)	18600000	14300000
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)	1000000	585650
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	19600000	14885650
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	26519241	19040727.7
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	76.88	
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)%	71.80	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	3976600	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	2783620	
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)	19040727.7	
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)	3976600	
11	Balance available in Designated A/c.	46070.81	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	15064127.7	



This certificate is being issued on specific request of **M/s Rossari Constructions 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.



Signature of Chartered Accountant with seal
(CA. Pankaj Agarwal)
(Mem. Number - 074883)

UDIN - 20074883AAAAAC9850