



MSVK & Associates

Chartered Accountants

Form - 5

CA CERTIFICATE

[FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT]

Information as on 30th June, 2018

Dated : 16th July 2018

Certification work Assigned vide letter No.

Subject: Certificate of amount incurred on VS CITY PALACE for Construction of AVS CITY PALACE OF 1 NO. of building Tower/Block / Building(s) of the 1st phase of the project (UPRERAPRM32062) situated on Khata no. 1091/1, demarcated by its boundaries (28 42' 17" N and 77 25' 41" E) of Rajnagar Extn., Ghaziabad, U.P., Competent Authority/Development Authority-Ghaziabad Development Authority, District- Ghaziabad, PIN - 201001, admeasuring 1660.00 sq. meter area, being developed by AVS INDIA INFRA PVT. LTD. having RERA Registration No. UPRERAPRM32062, Designated A/C No. 005861900003628 Bank Name-YES BANK.

S.No.	Particulars	Rs. in lacs	Rs. in lacs
		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	37395700	20362360
	SUB TOTAL LAND COST (in Rs.)	37395700	20362360

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		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)	8983894	8983894
	SUB TOTAL FEES PAID (in Rs.)	8983894	8983894
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).	11154926	407064
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)	11154926	407064
3B	Cost of construction incurred (As Certified by Project Engineer)	11154926	407064
3C	Total Construction Cost (Lower of 3A and 3B.)	11154926	407064
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)	1300000	1300000
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	12454926	1707064
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	57545200	29753318
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)		0

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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) (%)	11531213
7	Total amount received from allottees till date since inception of the Project (in Rs.)	8071849.1
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (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)	0
11	Balance available in Designated A/c	0
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 (Name of the Promoter) 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.

MSVK & ASSOCIATES
Chartered Accountants
FRN-022145N

SHAMBHU KUMAR

