



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

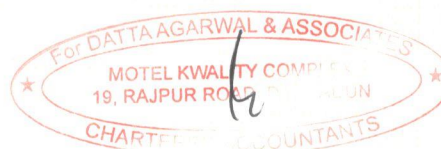
Information as on 24.12.19

Certification work Assigned vide letter No.-----

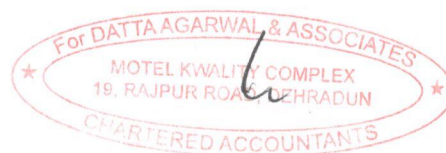
Dated :-15.01.2020

Subject: Certificate of amount incurred on **GOLDEN AVENUE -II** for Construction of **VILLA/PLOT** Tower/Block/Building(s) **10** 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 **29.093786** to the East **77.875908** to the West of village **Mawana-khurd** Tehsil **Mawana** Competent/ Development authority **Prescribed authority/SDM, Controlled Act Area Mawana** District **Meerut** PIN **250401** admeasuring **5191**sq.mts. area being developed by **Rossari Constructions Pvt Ltd. having RERA Registration No.9843** , Designated A/C No.**38796136807** Bank Name **STATE BANK OF INDIA, SPORTS GOODS COMPLEX, DELHI ROAD MEERUT.**

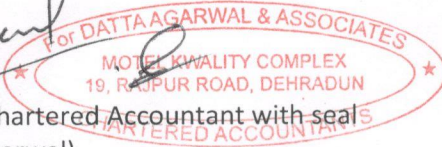
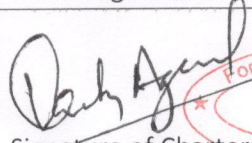
S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional 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.	4207672.2	4207672.2
	SUB TOTAL LAND COST (in Rs.)	4207672.2	4207672.2



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)	77222 1001 300000	77222 1001
	SUB TOTAL FEES PAID (in Rs.)	378223	78223
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);	600000 1800000 12000000 7500000	296584 910401.1 7196748 3689453
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	21900000	12093186.1
3B	Cost of construction incurred (As Certified by Project Engineer)	17300000	11000000
3C	Total Construction Cost (Lower of 3A and 3B.)	17300000	11000000
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)	800000	385773.7
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	18100000	12478959.8
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	26485895.2	16379081.3
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	63.58	
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)%	61.84	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
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)	16379081.3	
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.	34992	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	16379081.3	



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)
(Membership Number - 074883)
UDIN – 20074883AAAAAA5119