

Form — 5**CHARTERED ACCOUNTANT'S CERTIFICATE****(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)**

Information as on 31 March 2018

Dated :- 30-06-2018

Subject: Certificate of amount incurred on the Construction of project : "Krishna Indraprasth Apartments" situated on Khasra No. 71, Krishna Indraprasth Apartments, Shastripuram Crossing, Agra, demarcated by its boundaries 27 12'6.14"N, 77 56'22.48"E to the North, 27 12'1.91"N, 77 56'24.96"E to the South, 27 12'3.12"N, 77 56'26.52"E to the East, 27 12'3.52"N, 77 56'22.59"E to the West of Village Agra, Tehsil Agra Development Authority, District Agra , PIN 282007, 12558 admeasuring sq. meter area, being developed by Indraprasth Ashiyana India Private Limited **having RERA Registration No. UPRERAPRM14370.**

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;	361.78	361.78
	(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.		
	SUB TOTAL LAND COST (in Rs.)	361.78	361.78

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	0.75	0.68
	(b) Fees paid to Local Authority	200.18	200.18
	(c) Consultant/Architect Fees (directly attributable to project)	15	13.19
	(d) Any other (specify)	0	0
	SUB TOTAL FEES PAID (in Rs.)	215.93	214.05
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	75	71.7
	(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);	0	0
	(c) Cost of material actually purchased;	3005	2605

S. N. GUPTA & CO.

CHARTERED ACCOUNTANTS

2/30, SWADESHI BIMA NAGAR, MAHATMA GANDHI ROAD, AGRA-282 002 * Ph. : 2524040, 2858393 E-mail: sngagra@gmail.com

3B	Cost of construction incurred (As Certified by Project Engineer)	4080	3041
3C	Total Construction Cost (Lower of 3A and 3B.)	4080	3041
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 & Others)	650	519.22
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	4730	3560.22
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5307.71	4136.05
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	75%	
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)%	78%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	3621.28	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	2534.896	
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)	4136.05	
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)	As Per Note*	
11	Balance available in Designated A/c.	As Per Note*	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4136.05	

This certificate is being issued on specific request of M/s Indraprasth Ashiyana India Private Limited for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

***Note :** No Such Designated Account maintained by the promoters for the period under consideration.
Estimated costs are based on the informations provided by the promoters.

For S. N. GUPTA & CO.

(SYED WASI HAIDER RIZVI)

PARTNER

CHARTERED ACCOUNTANTS

Mem. No. 409400

M. NO. 409400

FRN 01057C