



Form — 5

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

**(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)**

Information as on 30/06/2018

Certification work Assigned vide letter No. 2018-19/01

Dated :-31/07/2018

**Subject:** Certificate of amount incurred on Prestige Heights for Construction of PRESTIGE HEIGHT Tower/Block/Building(s) F situated on Khasra no./Plot No.1048,1049, demarcated by its boundaries to the North, to the South, to the East to the West of Village Noor Nagar, Tehsil Ghaziabad Competent Authority/Development Authority, District Ghaziabad , PIN 201301, admeasuring 2673 sq. meter area, being developed by Prestige Infratech Pvt Ltd . having RERA registration no. UPRERAPRJ0622.

| S.No | PARTICULARS  | Total Cost<br>Estimated | Amount incurred<br>(actual out-flow) till<br>now |
|------|--|-------------------------|--|
| 1    | <b>Land Cost</b>   |                         |  |
|      | (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;  | 50000000.00             | 50000000.00                                      |
|      | (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;  | 0                       | 0  |
|      | (c) Acquisition cost of TDR (Transfer of Development Rights), if any;  | 0                       | 0  |
|      | (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); | 3500000.00              | 3500000.00                                       |
|      | <b>SUB TOTAL</b>   | 53500000.00             | 53500000.00                                      |
| 2    | <b>Project Clearance Fees</b>  |                         |  |
|      | (a) Fees paid to RERA  | 22200.00                | 22200.00   |
|      | (b) Fees paid to Local Authority   | 5916455.00              | 3451455.00                                       |
|      | (c) Consultant/Architect Fees (directly attributable to project)   | 1400000.00              | 1120000.00                                       |
|      | (d) Any other (specify)  | 0                       | 0  |
|      | <b>SUB TOTAL FEES PAID (In Rs.)</b>  | 7338655.00              | 4593655.00                                       |
| 3a   | <b>Cost of Development And construction</b>  |                         |  |
|      | (a) Cost of services (water, electricity to construction site), Site Overheads;  | 47153214.00             | 30384020.00                                      |
|      | (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);                           | 647218.00               | 488231.00  |



|    |   |                     |                     |
|----|---|---------------------|---------------------|
|    | (c) Cost of material actually purchased;  | 208956700.00        | 160419718.73        |
|    | (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);   | 7433750.00          | 4699852.00          |
|    | Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )  | 264190882.00        | 195991822.00        |
| 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) | 29970463.00         | 18873412.00         |
| 3  | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>   | <b>294161345.00</b> | <b>214865234.00</b> |
| 4  | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>  | <b>355000000.00</b> | <b>272958889.00</b> |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)   | 87.76%              |                     |
| 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 )%                                | 76.89%              |                     |
| 7  | Total amount received from allottees  | 212053430.00        |                     |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)  | 148437401.00        |                     |
| 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 )                 | 272959500.00        |                     |
| 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 ) | 212053430.00        |                     |
| 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)   | 60906070.00         |                     |
|    |   |                     |                     |
|    |   |                     |                     |

This certificate is being issued on specific request of M/s Prestige Infratech 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.

For Raj Kr. Gupta & Associates  
Chartered Accountants

FRN:002708C

Loveesh Gupta  
Partner  
MRN.424163

