

G G AND ASSOCIATES

CHARTERED ACCOUNTANTS

RAM BHAWAN-36, DEPUTY GUNJ, MORADABAD -244001
PH.NO. (OFF):0591-2420003, 9927035451



CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

Form — 5

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

Information as on 20.12.2020

Certification work Assigned vide letter No. 3

Dated :- 01.12.2020

Subject: Certificate of amount incurred on Mehrotra Golf Residences for Development of 39 plots, 6 Convenience Shop and 3 Shops Situated on Plot / Khatauni No 435, 506, 579, 585, 596, / on Khasra No 828, 803, 802, 801, 835, demarcated by its boundaries (latitude 28.825588 and longitude 78.713361 of the end-points) situated at Vill. Manoharpur, delhi Road, Moradabad, Under Moradabad Development Authority, District Moradabad, PIN244001, admeasuring 33350.57 sq. meter area, being developed by Mehrotra Developers having RERA Application No. ID157041 Designated A/C No.920020067412184 Bank Name Axis Bank, Moradabad

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Land Cost	3	4
1	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	1500.52	1500.52
	(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;	577.17	577.17
	(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.)	1577.689	1577.689
2	Project Clearance Fees		
	(a) Fees paid to RERA	1.72	1.72
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	2.50	
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	4.22	1.72

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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);	65 338.09 15	21.15 7.42
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	418.09	28.57
3B	Cost of construction incurred (As Certified by Project Engineer)	418.09	28.57
3C	Total Construction Cost (Lower of 3A and 3B.)	418.09	28.57
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	418.09	28.57
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2000	1607.97
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	71.	
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)%	80.39%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.) <i>in lakh</i>	90	
8	70% Amount to be deposited in Designated Account (0.7*Row 7) <i>in lakh</i>	63	
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project) (Column 3 of Row 4 * row 6)	1608	
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)	NIL	
11	Balance available in Designated A/c.	90	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	1608	

This certificate is being issued on specific request of **M/s Mehrotra Developers** for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of our/my knowledge and belief.

For G G And Associates
Chartered Accountants
Gaurav Gupta
(Proprioter)M.No. 409182


