

Certificate No. 05/July/2018 dt. 28.07.2018

CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on: 31.3.2018			
Certification work Assigned vide letter No. Nil		Dated :- 02.07.2018	
<p>Subject: Certificate of amount incurred on Project <b>IP Mohansion</b> for Construction of <b>ONE</b> Block situated on Khasra no./Plot No <b>515/1, 517/2, 521/2, 521/1 - 2, 516</b>, demarcated by its boundanes (latitude and longitude of the end-points) <b>26.28</b> to the North, <b>25.17</b> to the South, <b>LAT 82.97</b> to the East <b>LAT 82.58</b> to the West of Village <b>Kakarmatta, Ward Naqwa Parwana Dehat Amanat</b> Tahsil <b>Varanasi</b>, Competent/ Development Authority <b>Varanasi Development Authority</b> District <b>Varanasi</b> PIN <b>221005</b>, admeasuring <b>3525</b> sq. meter area, being developed by Promoter <b>M/s. IP HOUSING PROJECTS PRIVATE LIMITED</b> having RERA Registration No <b>UPRERAPRM18813</b>, Designated A/C No.200003994843 Bank Name-INDUSIND BANK, Sigra, Varanasi</p>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31.3.2018
1	2	3	4
1	<b>Land Cost</b>		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;		23.10
	(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;		18.62
	(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.		
	<b>SUB TOTAL LAND COST (in Rs.)</b>		41.72
2	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA		0.23
	(b) Fees paid to Local Authority		51.40
	(c) Consultant/Architect Fees (directly attributable to project)		0.03
	(d) Any other (specify)		-
	<b>SUB TOTAL FEES PAID (in Rs.)</b>		51.66
3A	<b>Cost of Development And construction</b>	1,100.00	
	(a) Cost of services (water, electricity to construction site), Site Overheads;		48.59
	(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;		273.87
	(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);		47.67
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)</b>	1,100.00	370.13



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31.3.2018
1	2	3	4
3B	Cost of construction incurred (As Certified by Project Engineer)	1,100.00	493.55
3C	Total Construction Cost (Lower of 3A and 3B.)	1,100.00	370.13
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)		33.58
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	1,100.00	403.71
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	1,100.00	497.09
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	Kindly refer their Certificates in Form - Q and Form - R	
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 )%	45.19%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		79.67
8	<b>70% Amount to be deposited in Designated Account (0.7*Row 7)</b>		55.77
9	<b>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 )</b>		497.09
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 )		48.16
11	Balance available in Designated A/c.		7.61
12	<b>Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)</b>		448.93

This certificate is being issued on specific request of **M/s IP HOUSING PROJECTS PRIVATE LIMITED** (Name of the Promoter) 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 subject to our observation in **Annexure A** attached.

For M. B. GABHAWALA & CO.  
Chartered Accountants  
Firm Regn No. 001183C

APRAMEYA M GABHAWALA  
Partner  
ICAI Mem. No. 403507



Varanasi - July 28, 2018

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**Annexure A to Form - S**

This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016

The amount mentioned in the column 'Amount incurred (actual out-flow)' of Form -S are till **31.3.2018** and has been taken on actual payment basis

The Estimated and Incurred Amount mentioned in the Sr. No. 3A of Form - S includes direct, indirect and all other charges/cost in relation to the project. Estimated and incurred interest cost has not been bifurcated between land and construction.

**Management Responsibility :**

The Collection of information and working of estimated cost incurred for the project is the responsibility of the management of **M/s. IP HOUSING PROJECTS PVT. LTD.** being the promoter of the project "**IP MOHANSION**" having its registered office at **76, Lajpat Nagar, Maldahiya, Varanasi** including preparation and maintenance of all accounting and other relevant supporting records documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the statement and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.

The management is also responsible for ensuring that promoters complies with the requirement of the Act.

**Practitioner's Responsibility :**

Pursuant to the requirement of the Act, it is our responsibility to certify the actual outflow for the cost incurred for the project, amount received from the allottees, amount withdrawn since inception of the project and amount that can be withdraw from the designated bank account.

We conduct our examination of the statement in accordance with the Guidance Note on Reports or Certificates for special Purposes issued by The Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by The Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1 – Quality Control of Firm that perform Audits and reviews of Historical Financial Information and Other Assurance and related service engagement.

**Conclusion**

Based on our examination of the form – S alongwith the information and explanation given to us and with other records produced before us for review and verification, we certify that Form – S is complete with respect to all the information required for registration of project with up-rera. Further this being the certificate for the purposes of registration, amount already withdrawn and net amount that can be withdrawn in clause 12 of the Form – S.

**Restriction on Use**

The certificate is addressed to and provided to **M/s. IP HOUSING PROJECTS PVT. LTD.**, solely for the purposes to enable compliance with the requirement of the RERA Act and Rules in context to the registration of on-going project with UP-RERA and should not be used by any other person or for any other purpose. Accordingly we do not accept or assume any liability or duty of care for any other purposes or to any other person to whom this certificate is shown or into whose hand it may come without our prior consent.

For M. B. GABHAWALA & CO.  
Chartered Accountants  
Firm Regn No. 001183C

APRAMEYA M GABHAWALA  
Partner

ICAI Mem. No. 403507

Varanasi - July 28, 2018

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