

CERTIFICATE

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

Information as on :

Certification work Assigned vide letter No- Omega/Rera/2018-19/03 dated 01.07.2018

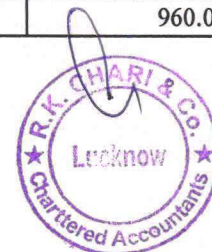
Subject : Certificate of Percentage of Completion of Construction Work of 1 No. of Building(s)/Block(s) of the 1st Phase of the Project UPRERAPRJ4661 situated on the Khasra No 165 and 185 demarcated by its boundaries (latitude and longitude of the end points) 26°53'43.8"N 81°04'16.2"E to the North 26°53'41.3"N 81°04'17.9"E to the South 26°53'42.6"N 81°04'18.8"E to the East 26°53'42.6"N 81°04'15.3"E to the West of village Uttardhauna Tehsil Lucknow Competent authority Zila Panchayat District Lucknow PIN 226028 admeasuring 2998 sq.mts. area being developed by Omega Developer and Builders

UPRERA Reg. No- UPRERAPRJ4661
Designated A/c No- 911020030708085
Bank Name- Axis Bank Ltd., Barabanki

Cost of Land & site construction of Real Estate Project

(All figures in Rs.Lakh)

Sr. No	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) til 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;	39.30	39.30
(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		
	SUB TOTAL LAND COST (in Rs.)	39.30	39.30
2	Project Clearance Fees		
(a)	Fees paid to RERA	0.24	0.24
(b)	Fees paid to Local Authority	2.37	2.37
(c)	Consultant/Arthitect Fees (directly attributable to project)	15.00	11.69
(d)	Any other (specify)- Labour Cess	14.40	-
	Sub Total Fees Paid (in Rs.)	32.01	14.30
3A	Cost of Development and construction		
(a)	Cost of services (water, electricity to construction site), Site Overheads;	65.00	48.10
(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);	75.00	39.00
(c)	Cost of material actually purchased;	960.00	776.15



(d)	Cost of Labour (excluding cost of salaries of employees of the company not directly attached to project);	285.00	230.32
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,385.00	1,093.57
3B	Cost of construction incurred (As Certified by Project Engineer)	-	1,032.50
3C	Total Construction Cost (Lower of 3A and 3B.)	1,385.00	1,032.50
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)	1,385.00	1,032.50
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,456.31	1,086.10

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	74.55%	
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)%	74.58%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1,056.10
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		739.27
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)		1,086.10
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)		1,044.04
11	Balance available in Designated A/c.		12.06
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		42.06

Place : Lucknow
Date : 05.07.2018

For R. K. Chari & Co.,
Chartered Accountants
FRN 000481C

(V. C. JAIN)
Partner
M.No. 070582

