



MASV & Associates

Chartered Accountants



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Ref.

Form — 5 Date 05/07/2018

CERTIFICATE

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

Information as on 30.06.2018

Certification work Assigned vide letter No. Nil

Dated :- 01.07.2018

Subject: Certificate of amount incurred on [Shree Royal City] for Construction of 2 Tower/ 17 Block/178 Building(s) 48 LIG Unit , 48 EWS Unit situated on Khasra no.108,110,112,121,113,111,120,122,133,114,109/1, 109/4,109/3,109/5, 109/6, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Lahaergird , Tehsil Jhansi Jhansi Development Authority, District Jhansi , PIN 284003, admeasuring 64824.62 sq. meter area, being developed by M/s. Shree Developers Partner Vinod Kumar Soni, Inder Pal Phalla[Promoter] **having RERA Registration No .UPRERAPRJ9206 , Designated A/C No.34841838261** Bank Name State Bank of India Branch Civil Lines Main Branch Jhansi

S.No.	Particulars	Rs.in lacs	
		Total Cost Estimated	Amount incurred (actual out-flow) till
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; (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.	498.00	498.00
	SUB TOTAL LAND COST (in Rs.)	498.00	498.00

S.No.	Particulars	Amount	
		Total Cost Estimated	incurred (actual out-flow) till
1	2	3	4
2	Project Clearance Fees		
(a)	Fees paid to RERA		
(b)	Fees paid to Local Authority	3	3
(c)	Consultant/Architect Fees (directly attributable to project)	67	67
(d)	Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	70	70





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3A	Cost of Development And construction		
(a)	Cost of services (water, electricity to construction site), Site Overheads;	2100	1798
(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);	30	26
(c)	Cost of material actually purchased;	6525	6120
(d)	Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	3316	3046
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11971	10990
3B	Cost of construction incurred (As Certified by Project Engineer)	11971	10990
3C	Total Construction Cost (Lower of 3A and 3B.)	11971	10990
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)	413	413
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	12384	11403
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	12952.00	11971.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		91.81%
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)%		92.43%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		14117
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		9882
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)		11971
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)		11952
11	Balance available in Designated A/c.		19
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		19

This certificate is being issued on specific request of M/s Shree Developer 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.

CA Manish Agrawal
Prop.
M.No.401729
MASV And Associates
Chartered Accountant
FRN No. 013274C

