

## CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 30.06.2018

Certification work Assigned vide letter No. UPRERA/MR/03/2018

Dated :- 31.07.2018

**Subject:** Certificate of amount incurred on Moti Residency Phase II (Tower H) for Construction of Tower H situated on Khastara no.237 & 238 village Mota, Ghaziabad, demarcated by its boundaries (latitude and longitude of the end-points) 28° 43' 26.67" N, 77° 26' 46.19" E to the North 28° 43' 19.98" N, 77° 26' 45.53" E to the South 28° 43' 25.03" N, 77° 26' 49.43" E to the East 28° 43' 21.89" N, 77° 26' 42.45" E to the West of village Noor Nagar Tehsil & Distt. Ghaziabad, Pin no. 201003. Development Authority--Ghaziabad Development Authority, Ghaziabad, admeasuring 1488.00sq.mts. area being developed by M/s Techman Buildwell Pvt. Ltd. Ha ving RERA Registration No. UPRERAPRJ3010, Designated A/C No.00030350022930 Bank Name HDFC Bank Ltd., New Delhi

S.No.	Particulars	Rs.in lacs	Rs. In lacs
1	<b>Land Cost</b>	3	4
	(a) Acquisition cost of land and legal costs on land transaction (Appropriated in the ratio of current FAR)	79.42	79.42
	(b) 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))	0.00	0.00
	<b>SUB TOTAL LAND COST (in Rs.)</b>	79.42	79.42

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1		3	4
2	<b>Project Clearance Fee</b>		
	(a) Fees paid to RERA	0.13	0.13



	(b) Fees paid to Local Authority (Appropriated in the ratio of current FAR)		203.63	119.73
	(c) Consultant/Architect Fees (directly attributable to project) (Appropriated in the ratio of current FAR)		18.66	3.09
	(d) Any other (specify)		-	-
	<b>SUB TOTAL FEES PAID (in Rs.)</b>		222.42	122.95
3A	<b>Cost of Development And construction</b>			
	(a) Cost of services (water, electricity to construction site) , Site Overheads; (Appropriated in the ratio of current FAR)	39.75		22.94
	(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); (Appropriated in the ratio of current FAR)	19.88		5.40
	(c) Cost of material actually purchased and labour cost. (Appropriated in the ratio of current FAR)	1212.38		281.07
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project); (Appropriated in the ratio of current FAR)	53.00		23.44
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	1325.01		332.85
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	1490.95		278.88
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	1325.01		332.85
3D	<b>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)</b>	147.67		52.01
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	1472.68		384.85





4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	1774.52	587.22
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	18.71% as per PE, as per architect, sheet enclosed.	
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 ) %	33.09%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	431.59	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	302.11	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>Estimated Cost * Proportionate Cost Incurred on the Project</b> (Column 3 of Row 4 * row 6 )	587.22	
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	0.00	
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)	587.22	

This certificate is being issued on specific request of M/s Techman Buildwell 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 Naresh Agrawal & Associates

( Chartered Accountants )  
Membership Number 083554



*Naresh Chandra Agrawal*

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