

CHARTERED ACCOUNTANT CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on_ 31-3-2018			
Certification work Assigned vide letter No. PTCPL/RERA/CER 001		Dated :- 26.06.2018	
Subject: Certificate of amount incurred on [PARKTOWN -PHASE -1] for Construction of B Block, Site office- [Comm. -3], Bhamehta, NH-24, Ghaziabad- Pin No- 201002, admeasuring 2094.93 sq. meter area, being developed by Park Town Complex Private Limited [Promoter] having RERA Registration No.UPRERAPRJ3055, Designated A/C No.-606720110000195, Bank Name - Bank of India			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up til now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (Purchase or through agreement with land owners) and legal cost on land transaction:		6,389,624
	(b) Amounts payable to obtain development rights , additional FAR and any other incentive under local Authority or State Government or any statutory authority , if any		4,499,795
	(C Acquisition cost of TDR (transfer of development rights) , if any		-
	(d) Amounts payable to State Governments 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)		5,965
	(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.)	10,895,384	10,895,384



2	Project Clearances Expenses (in RS.		
	(a) Fees paid to RERA		36,000
	(B) Fees paid to local authority		1,440,098
	(c Consultant /Architect Fees (directly attributable to Project)		1,061,904
	(d) Any Other (Specify)		
	SUB TOTAL FEES PAID (in Rs.)	6,000,000	2,538,002
3A	Cost of Development / Cost of Construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads		1,898,166
	(b) Depreciation cost on Machinery and equipment purchased or hired and maintenance cost , consumables etc. (so long these costs are directly incurred in the construction of the concerned project);		-
	(c Costs of material actually purchased		19,766,507
	(d) Cost of Labour (excluding cost of salaries of employees of the company not directly attached to the Project)		53,715,735
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	104,870,616	75,380,408
3 B	Cost of construction incurred (As Certified by Project Engineer)		75,380,408
3 C	Total Construction Cost (Lower of 3A and 3B.)		75,380,408
3 D	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)		75,380,408
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	121,766,000	88,813,794
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		72.94%
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)%		72.94%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		80,471,387
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		56,329,971
9	Cumulative 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)		88,813,794



10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)		53,958,012
11	Balance available in Designated A/c.		939,287
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		34,855,782

Note:

As informed by the Developer that while uploading estimated total cost of project at the time of registration with RERA, cost of Rs. 1,500/- per Square Ft., had been inadvertently been considered twice, therefore, estimated cost of project inflated by a sum of Rs. 5,36,34,000/-. In our Certificate we have taken the total estimated Cost of the Project at column No. -3 of Rs. 12,17,66,000/- to calculate 'Percentage completion of total project'.

This certificate is being issued on specific request of M/s Park Town Complex Private Limited (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For KSA & Co.
Chartered Accountants
(Firm's Registration No. 003822C)



RASMI RANJAN JATI
Partner
Membership Number : 511397
Place : New Delhi
Date : June 26, 2018