SHISHIR UPADHYAY & CO.
Chartered Accountants

SA-6/159-97, Kashi Enclave,
Akatha Road, Pahariya, Varanasi
Phone : 0542-2582155, 9839016215

CHARTERED ACCOUNTANT'S CERTIFICATE FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT

Information as on 31.03.2018	
Certification work Assigned vide Letter No………………………………………… Dated 17.01.2019-	

Subject: Certificate of amount incurred on [Project Name] for Construction of Aastha Apartment Tower/Block/Building(s) Block A Situated on Khasra No. / Plot No. 678/1, Bhojubir, Dist. Varanasi (U.P.) demarcated by its boundaries (latitude and longitude of the end-points) to the **North** – Set Back Apartment, there after Nala, to the **South** – Apartment set back there after land Mr. Deepak Singh, to the **East** – Set Back Apartment, there after Land M/s. TBS Estates Private Limited, to the **West** – Set Back Apartment there after Nala, of Village Sadar Tehsil Competent Authority / Development Authority, District Varanasi, Pin - 221002 admeasuring Land Area 3878.29 Sq. Mtrs. Block-A, Aria - 620.12 Sq. Meter area, being developed by ***M/s. TBS Estate Private Limited*** Promoter] ***having RERA Registration No.*** **UPRERAPRJ8535** ***D*****esignated A/c No. 360601010036221 Bank Name Union Bank of India, Bhojubir Branch, Varanasi.**

S.No.	Particulars	Rs.. in lacs Total Cost Estimated	Rs. In lacs Amount Incurred (actual out-flow) till 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;		153.00
	(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;		0.50
	(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);		--

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	(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.)		**153.59**
2.	**Project Clearance Fees**		
	(a) Fees paid to RERA		0.30
	(b) Fees paid to Local Authority		31.75
	(c) Consultant/Architect Fees (directly attributable to project)		0.30
	(d) Any other (specify)		--
	SUB TOTAL FEES PAID (in Rs.)		**32.35**
3A	**Cost of Development And construction**		
	(a) Cost of services (water, electricity to construction site), Site Overheads;		7.73
	(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);		14.60
	(c) Cost of material actually purchased;		261.11
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		96.42
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		**379.86**
3B	Cost of construction incurred (As Certified by Project Engineer)		366.70
3C	Total Construction Cost (Lower of 3A and 3B)		366.70
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)		3.80

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3.	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)		370.50
4	TOTAL COST OF PROJECT (Row 1+Rwo2+Row 3)		386.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		95.00%
6	Percentage completion of Total Project (Proportionate cost incurred on the project to the total estimated cost (Col.4 of row4 / Col. 3 of row 4) %		95.98%
7	Total amount received from allottees till date since inception of the Project (in Rs.)		603.27
8	70% Amount to be deposited in Designated in Designated Account (0.7* Row 7)		422.29
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)		370.48
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)		413.30
11	Balance available in Designated A/c		8.99
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 – Row 10)		8.99

This certificate is being issued on specific request of M/s. TBS Estate Private Limited (Name of the Promoter) 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: Shishir Upadhyay & Co.
Chartered Accountants

Shishir Upadhyay

Shishir Upadhyay & Co. Chartered Accountants

(Shishir Upadhyay)
Partner
M.No. 402879