



RISHI KAPOOR & COMPANY

CHARTERED ACCOUNTANTS (F.C.A.)

Plot No. 9 (Basement), Advocate Chambers, RDC, Raj Nagar
GHAZIABAD - 201002

Phones: 0120-4371050, 4371070, M-9910385499, Email: carishikapoor@yahoo.co.in

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

Information as on 15/03/2019

Certification work Assigned vide letter No 1.

Dated :- 15/03/2019

Subject: Certificate of amount incurred on Shalimar City for Construction of Group Housing Tower/Block Phase Tower-1 Sandal B, Kadam B I situated on Khasra No. 347, 357, 358, 359 & 360 at Village Pasonda Ghaziabad U.P., 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 Pasonda, Tehsil Ghaziabad Development Authority, District ghaziabad, PIN _201001, admeasuring 7400 Sq. Meter area, being developed by M R Provieu Realtech Private Limited **having RERA Registration No. A/F., Designated Account No. Bank Name A: Axis bank Limited.**

S.No.	Particulars	Rs.	Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	374,18,127	374,18,127
	(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.		
	SUB TOTAL LAND COST (in Rs.)	374,18,127	374,18,127
2	Project Clearance Fees	798,70,863	798,70,863
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify): Internal and External Development Works including common amenities and facilities in the layout as on date of permission from competent authority.	798,70,863	798,70,863
	SUB TOTAL FEES PAID (in Rs.)	798,70,863	798,70,863
3A	Cost of Development And construction	4637,67,895	4615,13,111
	(a) Cost of services (water, electricity to construction site), Site Overheads;	-	-
	(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);		
	(c) Cost of material actually purchased;	4637,67,895	4615,13,111
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	-	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4637,67,895	4615,13,111
3B	Cost of construction incurred (As Certified by Project Engineer)	4637,67,895	4615,13,111
3C	Total Construction Cost (Lower of 3A and 3B.)	4637,67,895	4615,13,111
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)	4637,67,895	4615,13,111
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5810,56,885	5788,02,101
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		99.61%



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)%	99.61%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	8485,92,755
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	5940,14,929
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	5788,02,101
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)	5788,02,101
11	Balance to be available in Designated A/c.	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	-

This certificate is being issued on specific request of M/s MR Proview Realtech Private Limited 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.

Rishi Kapoor & Company
Chartered Accountants



(Rishi Kapoor)
F.C.A. L.L.B.
M.No. 075483