

# S. K. JINDAL & CO.

CHARTERED ACCOUNTANTS

Mobile : 98390-83567  
Fax : 0522-2691296  
Phones : 2691296, 2691316  
289/252, Subhadra Bhawan  
Arya Nagar, Lucknow-226 004

Form — 5

## CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31st December, 2019

Certification Work Assigned vide Letter No. 01/SPE/RERA/ACPL

Date: 11.01.2020

**Subject :-** Certificate of amount incurred on SAHARA PLAZA EXTENSION or Construction Work of SAHARA PLAZA EXTENSION of Building A & B BLOCK of the Project [UPRERAPRJ4078] situated on the PLOT No. CP-5, VIKAS KHAND-1, GOMTI NAGAR, LUCKNOW-226010

Demarcated by its boundaries (latitude and longitude of the end-points) 26.51.09 to the North, 26.51.01 to the South, 80.59.57 to the East,

80.59.54 to the West Gomti Nagar, Tehsil-LUCKNOW, Competent Authority/Development Authority, Lucknow Development Authority,

District-Lucknow, PIN-226010, admeasuring 2066 sq.mts. area, being developed by M/s. Aarohi Constructions Private Limited having

RERA Registration No. UPRERAPRJ4078, Designated A/c No. 0762002109004731 Punjab National Bank, Nishatganj, Lucknow-226006

Cost of land & on site construction of Real Estate Project (All figures in Rs. Lakh)

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up til now
1	2	3	4
1.	<b>Land Cost:-</b> (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.	0 536.08  0 369.90 905.98	0 536.08  0 212.13 748.21
	<b>SUB TOTAL LAND COST (in Rs.)</b>		

Contd..... 2



(CA SANJAY JINDAL)  
MNO D7786)

**S. K. JINDAL & CO.**

CHARTERED ACCOUNTANTS

Mobile : 98390-83567

Fax : 0522-2691296

Phones : 2691296, 2691316

289/252, Subhadra Bhawan

Arya Nagar, Lucknow-226 004

- : 2 : -

Cost of land & on site construction of Real Estate Project (All figures in Rs. Lakh)			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up til now
1	2	3	4
2.	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA (Registration Charges & Edit Charges)	0.37	0.37
	(b) Fees paid to Local Authority (Map Fees, Malba, Water, Sewarage etc.)	4.43	4.43
	(c) Consultant/Architect Fees (directly attributable to project)	16.25	11.46
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>21.05</b>	<b>16.26</b>
3A	<b>Cost of Development / Cost of Construction</b>		
	(a) Cost of services (Water, Electricity to Construction site), Site Overheads;	34.50	32.21
	(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);	1.50	1.19
	(c) Cost of material actually purchased; (All Materials Purchased)	367.60	325.89
	(d) Cost of Salary and Wages (Excluding Cost of Salaries of Employees of the Company not directly attached to project); (Contractors Bill, Security Bill & Other Charges Paid)	298.60	287.53
	<b>SUB TOTAL OF CONSTRUCTION COST (In Rs.) ( Sum of (a) to (d) of row 3a )</b>	<b>702.20</b>	<b>646.82</b>
3B	<b>COST OF CONSTRUCTION INCURRED (As Certified by Project Engineer)</b>	<b>702.20</b>	<b>628.31</b>
3C	<b>TOTAL CONSTRUCTION COST (Lower of 3A and 3B)</b>	<b>702.20</b>	<b>628.31</b>
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>	<b>68.77</b>	<b>23.19</b>
3.	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)</b>	<b>770.97</b>	<b>651.5</b>
4.	<b>TOTAL COST OF PROJECT (Row1+Row2+Row3)</b>	<b>1698.00</b>	<b>1415.97</b>

Contd..... 3



( CA SANJAY JINDAL )  
MNO 077861



**S. K. JINDAL & CO.**

CHARTERED ACCOUNTANTS

Mobile : 98390-83567  
 Fax : 0522-2691296  
 Phones : 2691296, 2691316  
 289/252, Subhadra Bhawan  
 Arya Nagar, Lucknow-226 004

- : 3 : -

Cost of land & on site construction of Real Estate Project(All figures in Rs. Lakh)		
S.No.	Particulars	Amount incurred (actual out-flow) up til now
1	2	3
5.	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	89.48%
6.	Percentage completion of Total Project (Proportionate Cost incurred on the Project to the Total Estimated Cost) (Col.4 of Row4 / Col.3 of Row4) %	83.39%
7.	Total amount received from allottees till date since inception of the Project (in rs.)	615.49
8.	70% Amount to be deposited in Designated Account ( 0.7*Row7 )	430.84
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 Row4* Row6)	1415.97
10.	Amount actually withdrawn till date since inception of the project ( This shall be include 70% of the amounts already realised till date but not deposited in the Designated Account )	651.5
11.	Balance available in Designated Account.	0.03
12.	Amount that can be withdrawn from the designated Bank account under this Certificate (Row9 - Row10)	764.47

This certificate is being issued on specific request of **M/s AAROHI CONSTRUCTIONS 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.



FOR S. K. JINDAL & CO.,  
 Firm Registration No. 001242C  
 Chartered Accountants

( CA SANJAY JINDAL )  
 Partner  
 Membership No. 077861

UDIN: 2007786/AAAAAL3340