

SAKET JAIN & CO.

CHARTERED ACCOUNTANTS

Head Office : 192, Jyoti House, Agre - 282018
Phone : +91 962 2810134/135, +91 94222 87192, +91 9658627205
Branch Office : 201, Tower 2, The Palms, South City 1, Gurgaon
Phone : +91 124 4017381, +91 9810555997
Email : saketjain_coa@yahoo.com

CHARTERED ACCOUNTANT'S CERTIFICATE			Form - S	
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)				
Information as on 31.07.2018				
Certification work Assigned vide letter No. RPB/NERA/OS Dated : 31.07.2018				
Subject: Certificate of amount incurred on Ram Raghunandan for Construction of 4 Blocks B, C, D & E situated on Part of Khazra Nos. 305-303 and 306-321, demarcated by its boundaries (latitude and longitude of the end-points) 27°13'25.44"N x 77°57'42.47"E to the North, 27°13'22.76"N x 77°57'43.55"E to the South, 27°13'24.37"N x 77°57'46.11"E to the East, 27°13'24.81"N x 77°57'42.47"E to the West (as per Google Earth) of Village Babarpur, Tehsil Agre, Agre Development Authority, Agre District, PIN 282007, admeasuring 9556 sq.mts. area, being developed by M/s Ram Raghunandan Building Well being NERA Registration No. UPREAPRJ7221, Designated A/c No. 37088326915 State Bank of India.				
S.No.	Particulars	Rs.	Rs.	Amount Incurred (actual out-flow) till now
1	Land Cost			
1	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction = Rs. 1,01,06,890/- (b) Amount payable to obtain development rights, additional F&I and any other incentive under Local Authority or State Government or any Statutory Authority, if any = Rs. 1,78,80,442/- (c) Acquisition cost of TDR (Transfer of Development Rights), if any = N.A. (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) = N.A. (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 = Rs. 2,62,81,347/-	54268679		54268679
SUB TOTAL LAND COST (in Rs.)		54268679		54268679

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
2	Project Clearance Fees (a) Fees paid to NERA = Rs. 60,526/- (b) Fees paid to Local Authority = Rs. 1,78,80,442/- (c) Consultant/Architect Fees (directly attributable to project) = Rs. 4,15,000/- (d) Any other (specify) = N.A.	18356008	18356008
3A	SUB TOTAL FEES PAID (in Rs.) (a) Cost of Development And construction (b) Cost of services (water, electricity to construction site), Site Overheads = Rs. 60,83,520/- (c) 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) = N.A. (d) Cost of material actually purchased = Rs. 21,50,08,286/- (e) Cost of Salary and Wages (including cost of salaries of employees of the company not directly attached to project) = Rs. 16,00,322/-	18356008	18356008
	Sub Total of Construction Cost (in Rs.) (Sum of (a) to (d) of Row 3A)	321466332	222693128
3B	Cost of construction incurred (As Certified by Project Engineer)		258424510

(Signature)

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S.No.	Particulars	Rs.	Rs.	Amount Incurred (actual out-flow) till now
3C	Total Construction Cost (lower of 3A and 3B)	321466332		222693128
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	26281347		26281347
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	347747679		248974475
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3A)	394091019		295317815
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		65.57%	
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 %)		74.94%	
7	Total amount received from allottees till date since inception of the Project (in Rs.)		297572160	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		208300512	
9	Cumulative Amount that can be withdrawn from Designated A/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project)		295317815	
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)		211417828	
11	Balance available in Designated A/c		42403	
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)		83900089	

This certificate is being issued on specific request of Mr. Manish Bansal for UP NERA compliance. The certification is based on the information and records produced before us/his and is true to the best of our/my knowledge and belief.

For Saket Jain & Co.,
Chartered Accountants
(FIRN: 01495859)

(Signature)
Partner, FCA
M. No. 400599
PAN: AATF57E6X