

Form — 5

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Information as on 13th July 2024

Dated : 22-07-2024

**Subject:** Certificate of amount incurred on Kamakhya Cross Walk, Project at Greater Noida, One No. of Building(a)/One Block(a) of the Project [UPRERA Registration Number -To Be Applied] situated on the Khasra No/ Plot no LS-01, Pocket P-4 Demarcated by its boundaries (latitude and longitude of the end points) North (Log-X =E77° 30' 59.67", Lat-Y =N28° 27' 04.06"), to the South (Log-X =E77° 30' 58.76", Lat-Y = N28° 27' 01.29"), to the East (Log-X =E77° 31' 01.00", Lat-Y = N28° 27' 02.62") to the West (Log-X = E77° 30' 58.71", Lat-Y = N28° 27' 03.16") Competent Development Authority Greater Noida Development Authority District Greater Noida, Pin 201310 admeasuring 3132.00 sq.mt. area being developed by M/S. HT Kamakhya Developers [Partnership Firm Regn. No. GBN/0010231 dated 30/09/2021] having RERA Registration No. to be applied, Designated A/C No. A/C No. 50200097675936 HDFC Bank as RERA Seperate account

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	<b>Land Cost</b>	3	4
1	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	4016.92	4016.92
	(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.		
	<b>SUB TOTAL LAND COST (in Rs.)</b>	4016.92	4016.92
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
2	<b>Project Clearance Fees</b>	3	4
	(a) Fees paid to RERA	21.80	21.30
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	21.80	21.30
3A	<b>Cost of Development And construction</b>	4000.00	0.00
	(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;		
	(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);		
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	4000.00	0.00
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	4000.00	0.00
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	4000.00	0.00
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>	0.00	0.00
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	4000.00	0.00



4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	8038.72	4038.22
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0
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 )%		50.23%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>Estimated Cost * Proportionate Cost Incurred on the Project)</b> (Column 3 of Row 4 * row 6 )		4038.22
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 )		0
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		4038.22

**NOTES:**

*This first certificate is being issued on specific request of M/s HT Kamakhya Developers (Partnership Firm) 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.  
This Estimated Cost taken under this certificate is based on the Engineer's Certificate and further cost breakup made available by the developer firm.  
The actual cost incurred is based on the ledger of cost of construction incurred till the date of certificate.*

**For Saurabh Mittal & Company**

(Chartered Accountant)

Firm Regn. No. 019627C




Saurabh Mittal

Membership No. 408414

UDIN: 24408414BKFBHJ2990