

REF No. SS/

DATED

Form — 5

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

Information as on 30.06.2018

Certification work Assigned vide letter No. PIGEON/001

Dated :- 18.07.2018

**Subject:** Certificate of amount incurred on Spring Meadows [project name] for Construction of 9 Tower/Block/Building(s), 6 Villas & Commercial situated on Khasra no./Plot No.GH-07A, 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 Patwari, Tehsil Dadri, Competent Authority Greter Noida Development Authority, District G.B NAGAR , PIN 201306, admeasuring 28059.93 sq. meter area, being developed by Pigeon Buildhome Pvt Ltd [Promoter] *having RERA Registration No .UPRERAPRJ6831, Designated A/C No003866200000075* Bank Name YES BANK LTD, RDC Rajnagar, Ghaziabad.

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b>	4446.1	2953.51
	(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;	676.97	676.97
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(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);	180.33	180.33
	(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.	2270.18	2042.94
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>7573.58</b>	<b>5853.75</b>

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b>	1.59	1.59
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	100	53.7
	(c) Consultant/Architect Fees (directly attributable to project)	172	109.18
	(d) Any other (specify)	200	120.07
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>473.59</b>	<b>284.54</b>
3A	<b>Cost of Development And construction</b>	7285	5166.14
	(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	58.62	41.66
	(c) Cost of material actually purchased;	15660	10109.07
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	500	283.54
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	<b>23503.62</b>	<b>15600.41</b>



3	Cost of construction incurred (As Certified by Project Engineer)	23500	15466
3C	Total Construction Cost (Lower of 3A and 3B.)	23500	15466
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)	700	182.35
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	24200	15648.35
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	31550.79	21738.7
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	70	
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 )%	68.90%	
7	Total amount received from allottees till date since Inception of the Project (in lac.)	21700.26	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	15190.182	
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 )	21738.70	
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 )	15145.242	
11	Balance available in Designated A/c.	44.94	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	6593.46	

This certificate is being issued on specific request of M/s Pigeon Buildhome Pvt Ltd (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.


  
 Signature of Chartered Accountant with Seal  
 (CA NITIN SINGHAL)  
 (M. No. 427243)