



Form - 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT			
Information as on 08-04-2021			
Certification work Assigned vide letter No. NA		Dated :- 08-04-2021	
Subject: Certificate of amount to be incurred on Guru Kripa Villas for Construction of Plotted Development Project situated on Khasra no. 341(KA), 341(KHA), 342(KA), 342(KHA), 343, 346, 347, 348, 349, 350, 350(KA), 351 & 352, Mauja Govindpur, demarcated by its boundaries 27°31'11.59"N, 77°39'29.55"E to the North, 27°31'7.28"N, 77°39'29.13"E to the South, 27°31'9.06"N, 77°39'33.43"E to the East and 27°31'9.79"N, 77°39'26.78"E to the West of Village Govindpur, Tehsil Mathura under Mathura-Vrindavan Development Authority, District Mathura, PIN 281001, admeasuring 26130 sq. meter area, being developed by SRI KESHAVAM DEVELOPERS having RERA Registration No. A/F, Designated A/C No. 921020012626515, Axis Bank, Mathura			
		Rs. in Rs	Rs. In Rs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (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.	107802500	107802500
SUB TOTAL LAND COST (in Rs.)		107802500	107802500
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2 Project Clearance Fees		136000	0
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	22828740	22828736
	(c) Consultant/ Architect Fees (directly attributable to project)	500000	0
	(d) Any other (specify)	0	0
SUB TOTAL FEES PAID (in Rs.)		23464740	22828736

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3A Cost of Development And construction			
(a) Cost of services (water, electricity to construction site), Site Overheads;	1000000	0	
(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);	1000000	0	
(c) Cost of material actually purchased;	12000000	0	
(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	2000000	0	
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	16000000	0	
3B Cost of construction incurred (As Certified by Project Engineer)	15500000	0	
3C Total Construction Cost (Lower of 3A and 3B.)	15500000	0	
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)	0	0	
TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	15500000	0	
3 TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	146767240	130631236	
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)%		89.01	
7 Total amount received from allottees till date since Inception of the Project (in Rs.)			Nil
8 70% Amount to be deposited in Designated Account (0.7*Row 7)			N.A
9 Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)			130631236
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)			N.A
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)			130631236
This certificate is being issued on specific request of M/s SRI KESHAVAM DEVELOPERS 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.			
CA DEEPIKA AGRAWAL (M.NO.442536) DATE : 08.04.2021 UDIN : 21442536AAAAA3692			

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