

CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 30.06.2018

Certification work Assigned vide letter No. UPRERA/MC/01/2018

Dated :30.07.2018

Subject: Certificate of amount incurred on Moti City for Construction of Tower B (Part-1) situated on Khasra no.502, village Aurangabad Gadna, Modinagar, Ghaziabad, demarcated by its boundaries (latitude and longitude of the end-points) $28^{\circ} 49' 40.72''$ N, $77^{\circ} 35' 32.79''$ E to the North $28^{\circ} 49' 38.93''$ N, $77^{\circ} 35' 33.72''$ E to the South $28^{\circ} 49' 38.65''$ N, $77^{\circ} 35' 38.52''$ E to the East $28^{\circ} 49' 38.22''$ N, $77^{\circ} 35' 31.75''$ E to the West of Village Gadana, Tehsil Modi Nagar, Distt. Ghaziabad. Development Authority, Ghaziabad . PIN 201001 admeasuring 5923.00sq.mts. area being developed by M/s Techman Buildwell Pvt. Ltd. *having RERA Registration No. UPRERAPRJ4035, Designated A/C No.90311010011978 Bank Name Syndicate Bank, Vasant Vihar, New Delhi Branch.*

| S.No. | Particulars | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|-------|---|----------------------|--|
| 1 | | 3 | 4 |
| | Land Cost | | |
| | (a) Acquisition cost of land and legal costs on land transaction including stamp duty | 242.26 | 242.26 |
| | (b) 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) | 0.00 | 0.00 |
| | SUB TOTAL LAND COST (in Rs.) | 242.26 | 242.26 |



| S.No | Particulars | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|------|---|----------------------|--|
| 1 | | 2 | 3 |
| 2 | Project Clearance Fee | | 4 |
| | (a) Fees paid to RERA | 0.35 | 0.35 |
| | (b) Fees paid to Local Authority (Appportioned in the ratio of current FAR) | 60.33 | 72.27 |
| | (c) Consultant/Architect Fees (directly attributable to project) (Appportioned in the ratio of current FAR) | 21.26 | 12.38 |
| | (d) Any other (specify) | 0 | 0 |
| | SUB TOTAL FEES PAID (in Rs.) | 81.94 | 85.00 |
| 3A | Cost of Development And construction | | |
| | (a) Cost of services (water, electricity to construction site), Site Overheads; | 54.00 | 34.23 |
| | (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); (Appportioned in the ratio of current FAR) | 27.00 | 16.36 |
| | (c) Cost of material actually purchased and labour cost. (Appportioned in the ratio of current FAR) | 1647.00 | 1090.00 |
| | (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);(Appportioned in the ratio of current FAR) | 72.00 | 36.32 |
| | Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a) | 1800.00 | 1176.91 |
| 3B | Cost of construction incurred (As Certified by Project Engineer) | 2219.35 | 944.78 |
| 3C | Total Construction Cost (Lower of 3A and 3B.) | 1800.00 | 1176.91 |
| 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) | 287.52 | 183.52 |



| | | | |
|----|---|---|---------|
| 3 | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D) | 2087.52 | 1360.43 |
| 4 | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3) | 2411.72 | 1687.69 |
| 5 | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate) | 42.57% as per PE, as per architect, sheet enclosed. | |
| 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)% | 69.98% | |
| 7 | Total amount received from allottees till date since Inception of the Project (in Rs.) | 664.30 | |
| 8 | 70% Amount to be deposited in Designated Account (0.7*Row 7) | 465.01 | |
| 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 Row 4 * row 6) | 1687.69 | |
| 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) | 0.00 | |
| 11 | Balance available in Designated A/C. | 0.00 | |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10) | 1687.69 | |
| | This certificate is being issued on specific request of M/s Techman Buildwell Pvt. Ltd. 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 Naresh Agrawal & Associates  Naresh Agrawal & Associates (Chartered Accountants) Membership Number 083554 | | |



Naresh Agrawal
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