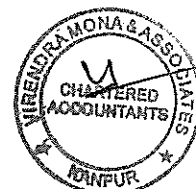
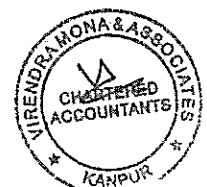


Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.05.2020			
		Dated :- 18.06.2020	
<p><b>Subject:</b> Certificate of amount incurred on <b>Anand Rose Garden</b> for Construction of Building on <b>Single Tower</b> situated on Khasra no./ Plot no. <b>12/477 Mc Robert Ganj, Kanpur</b> demarcated by its boundaries (latitude and longitude of the end-points) <b>Nazul Plot No. 18</b> to the North, <b>120.Ft. Road</b> to the South, <b>Rest portion of Plot No.19 than Plot no.16</b> to the East, <b>Nazul Plot No.20</b> to the West Kanpur Development Authority, District Kanpur , PIN , admeasuring <b>4284.20</b> sq. meter area being developed by <b>Pragati Structures (P) Ltd. having RERA Registration No . UPRERAPRJ17390 , Designated A/C No. 38089172920</b> <b>Bank Name- State Bank Of India</b></p>			
		Rs. In lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	<p><b>Land Cost</b> (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.</p>	457.35	457.35
	<b>SUB TOTAL LAND COST (in Rs.)</b>	457.35	457.35



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	153.40	139.09
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	153.40	139.09
3A	<b>Cost of Development And construction</b> (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);	1,652.80	701.25
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	1,652.80	701.25
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	1,238.00	600.00
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	1,238.00	600.00
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	0
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	1,238.00	600.00
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	1,848.75	1,196.44
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	50%	
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 )%	64.72%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	137.27	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	96.09	
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 ) or (Column 4 of Row 4) which ever is less	1196.44	



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 ) or (Column 4 of Row 4) which ever is less	1196.44
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 )	96.09
11	Balance available in Designated A/c.	5.89
12	Amount to be replenished before next quarter submission of CA certificate	-1100.35

Note: The company has received only Rs.137.27 Lacs from allottees (against Flat Booking and the maximum amount is received prior to the implementation of RERA) against which they have already incurred Rs. 1196.44 Lacs as total cost of project. As per the data given above, it reflects that the company has already incurred the higher amount in project which they have received from allottees. Hence, the company has fully utilised the amount which they have received from allottees in respect of this project.

\* All Estimated cost are shown as suggested by management.

This certificate is being issued on specific request of M/s Anand Rose Garden 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 Virendra Mona & Associates  
Chartered Accountants

*Virendra*

CA. V. K. Gupta  
(Partner)

Mem. No.- 077497

