



JAIN AMIT & CO.

CHARTERED ACCOUNTANTS

Branch: Plot No-01FF, Block-E4, Sector-82, Gurugram (Haryana) 122004
Contact no: 9911227511 Email: casunil2012@gmail.com

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.12.2018

Certification work Assigned vide letter No. UNITECH/RERA/04

23.01.2019

Subject: Certificate of amount incurred on [UNITECH UNIHOMES PHASE-I /II/ GARDEN/G&H/RESIDENCES/EXQUISITE for Construction of Towers/Block/Building(s) situated on Khasra no./Plot No GH 001. SECTOR -117 NOIDA, 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, Tehsil Competent Authority/Development Authority, District GAUTAM BUDH NAGAR U.P., PIN-201301 - admeasuring 44642/43524/22192/15280/22878/7001 sq. meter area, being developed by UNITECH LTD having RERA Registration No. UPRERAPRJ 11339/11352/11357/11443/11368/11471, Designated A/C No. 137711100003411 ANDHRA BANK GURGAON /90953170000016 SYNDICATE BANK DELHI/137711100003624 ANDHRA BANK GURGAON/137711100003411 ANDHRA BANK GURGAON/9095317000280 SYNDICATE BANK DELHI/90953170003129 SYNDICATE BANK DELHI

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
1	Land Cost	65313	25111
	(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;		40202
	(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		
	SUB TOTAL LAND COST (in Rs.)	65313	65313

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
1	Project Clearance Fees		8
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		0
	(c) Consultant/Architect Fees (directly attributable to project)		2877

H.O:D-27, Fourth Floor, Dayanand Block, Old Patparganj Road,
Opposite Jain Mandir, Shakarpur, New Delhi – 92, Tel.: 011-43025038



	(d) Any other (specify)		
	SUB TOTAL FEES PAID (In Rs.)	(i)	2885
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads;		34157
	(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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	(i)	34157
3B	Cost of construction Incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)		
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)		99944
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)		202299
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	AS PER CERTIFICATE ATTACHED	
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)%		
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		87040
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		60928
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)		
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.-ANDHRA3411/3624/SYNDICATE-16/3129/280		19.65
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		0

This certificate is being issued on specific request of M/s UNITECH 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.



Sunil Agarwal
M.No:527253
Certificate No:JAC/GGN/18-19/0101

Date:31.01.2019
Place: Gurgaon