



Form – 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Inform: 18.08.2023		Dated :- 18.08.2023	
Certification work Assigned vide Letter No. _____		Dated :- 18.08.2023	
<p><b>Subject:</b> Certificate of amount incurred on <u>GOOBA CITY</u> No. of Building(s)/ Entire Project Block(s) of the <u>All</u> Phase of the Project [UPRERA Registration Number- Applying For] situated on the Khasra No. 530/2, 532/2, 528/2, 529, 531/2, 527/2, 533/2, 544, 545, 532, 528/1, 531/1, 530, 533/1 Demarcated by its boundaries (latitude 26°30'29" N and longitude 80°14'56"E) <u>Railway Line to the North</u>, <u>Property of others to the South</u>, <u>18 Meter Wide Road to the East</u>, <u>Abadi Devi Sahal Nagar to the West of village</u> <u>Devi Sahal Nagar Mauza Bairy Akbarpur Banger Tehsil Sadar</u> Competent/ Development authority <u>Kanpur Development Authority, District Kanpur Nagar, PIN 208017, admeasuring 27268 Sq.Mts.</u> area being developed by <u>Mr. Vijay Kumar Mehrotra, Mrs. Sudha Mehrotra, Mr. Santosh Kumar Mehrotra, Mrs. Abha Mehrotra &amp; 5 Others</u> <u>having RERA Registration No. _____</u> (Applying For), Designated A/C No. <u>7554519923</u> (RERA Collection A/c) <u>Bank Name Indian Bank, Halsey Road, Kanpur.</u></p>			
8		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> (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.	0	0
SUB TOTAL LAND COST (in Rs.)		0	0
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)	900	900
SUB TOTAL FEES PAID (in Rs.)		900	900
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);	5600	5040
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		5600	5040
3B	Cost of construction Incurred (As Certified by Project Engineer)	5600	5040
3C	Total Construction Cost (Lower of 3A and 3B.)	5600	5040



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
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	5600	5040
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6500	5940
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	90%	
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 )%	91%	
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)		NOT APPLICABLE
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project) (Column 3 of Row 4 * row 6 )		NOT APPLICABLE
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 )		NOT APPLICABLE
11	Balance available in Designated A/c.		NOT APPLICABLE
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		NOT APPLICABLE

NOTE: (1) Regarding Row No. 8 to 12: Since Project 'GOOBA CITY' is developed and constructed by Promoters Mr. Vijay Kumar Mehrotra, Mrs. Sudha Mehrotra, Mr. Santosh Kumar Mehrotra, Mrs. Abha Mehrotra & 5 Others through their own funds and they have already finished almost 91% works of the Project without taking any Booking or advance amount from any Allottee (As mentioned in Row No.7: Nil ) therefore Row No.8 to 12 are NOT APPLICABLE.

(2) Promoters have so far neither booked any Flat nor taken any advance from any body. Promoter's plan is to sell and deliver Ready to move in/Completed Flats to the future purchasers and no advance or booking amount from the purchasers is needed for construction as the Project is almost 91% completed. This certificate is being issued on specific request of Mr. Vijay Kumar Mehrotra & Others (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

Signature of Chartered Accountant with seal  
(CA Mohit Narang)  
(Membership Number 26634)

