



TO WHOM IT MAY CONCERN			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 04.07.2018			
Certification work Assigned vide letter No.01/CA/VM/RERA		Dated :- 04.07.2018	
Subject: Certificate of amount incurred on Vedantam Minaret for Construction of One single Tower of the only phase [UPRERAPRJ6852] situated on Plot No. GH-01, Abhay Khand-IV, Indirapuram, Ghaziabad, demarcated by its boundaries 28' 38' 17.83' to the North 28' 38' 15.64' to the South 77' 20' 48.61' to the East 77' 20' 50.34' to the West at Ghaziabad under Ghaziabad Development Authority, District Ghaziabad, PIN 201010, admeasuring 2559.59 sq. meter area, being developed by M/s Magus Consortium Orchid Avenue Private Limited having RERA Registration No. UPRERA , Designated A/C No. 913020032346986 Bank Name: Axis Bank, Indirapuram, Ghaziabad.			
S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow) till now
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	1714.82	1281.82
	(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;	296.10	296.10
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	Not Applicable	Not Applicable
	(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);	81	81
	(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.	200	0
	SUB TOTAL LAND COST (In Rs.)	2291.92	1658.92
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.18	0.18
	(b) Fees paid to Local Authority	0.52	0.52
	(c) Consultant/Architect Fees (directly attributable to project)	18	5.5
	(d) Any other/Admin and Marketing (specify)	100	70
	SUB TOTAL FEES PAID (In Rs.)	118.7	76.2
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	600	300
	(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);	Not Applicable as on date	Not Applicable as on date
	(c) Cost of material actually purchased;	1950	800
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	144	100
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	2694	1200
3B	Cost of construction incurred (As Certified by Project Engineer)	2534	1200
3C	Total Construction Cost (Lower of 3A and 3B.)	2534	1200
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)	N/A	N/A
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	5104.62	2935.12
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	48	
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) %	57.50	
7	Total amount received from allottees till date since inception of the Project (in Rs.)		1710
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1197
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)		2935.12
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)		1710
11	Balance available in Designated A/c.		12.5
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		1225.12

This certificate is being issued on specific request of M/s Magus Consortium Orchid Avenue Private Limited for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

Place : Ghaziabad
Date : 04.07.2018

For SVTG & Co.
Chartered Accountants.
Firm Reg No 006935N

Tarun Gulati
M No 094886

