

**BANSAL RAJEEV & ASSOCIATES**

Chartered Accountants

Office: 1st Floor, Tirath Bhawan, 24 Shivaji Marg, Lucknow: Telephone : 0522-4011246

Form — 5

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

**TO WHOM SO EVER IT MAY CONCERN**

Information as on : 30.06.2018

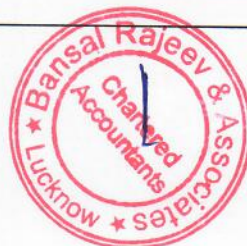
Certification work Assigned vide letter No.: 15.06.2018

Dated :- 01.07.2018

**Subject:** Certificate of amount incurred on [Project Name ] for Construction of P Tower/Block/Building(s) Celebrity Garden **Block M** situated on Khasra no./Plot No.577,522 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 Lucknow, Tehsil Competent Authority/Development Authority, District Lucknow , PIN \_226001\_ , admeasuring sq. meter area, being developed by M/s R R Dwellings Private Limited [Promoter] *having RERA Registration No. UPRERAPRJ7405 , Designated A/C No.7177002100000052 Bank Name-Punjab National Bank*

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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;	20468085	20,468,085.46
	(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;		0
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;		0
	(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);		0
	(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
	<b>SUB TOTAL LAND COST (in Rs.)</b>	20468085	20468085.46

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	26950	26950
	(b) Fees paid to Local Authority	0	0
	(c) Consultant/Architect Fees (directly attributable to project)	0	160800
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	26950	187750
3A	<b>Cost of Development And construction</b>		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	0	667300
	(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);	0	2053000
	(c) Cost of material actually purchased;	181368487	77224763
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		20066373
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	181368487	100011436
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	154163214.4	154163214.4
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	154163214.4	100011436



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)	12322130	12322130
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	166485344.4	112333566
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	186980379	132989401
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	85	
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 )%	71.12%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		111988704
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		78392093
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 )		132989401
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 )		110220241
11	Balance available in Designated A/c.		1768463
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		22769161

This certificate is being issued on specific request of M/s R R Dwellings 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/my knowledge and belief. Further the promoter is developing this project along with other Project of construction of eight other blocks under Registration no. PRJ6972, PRJ7139, PRJ7192, PRJ7272, PRJ7326, PRJ7358, PRJ7405, PRJ7429, PRJ7458 , separate account of each project has not been maintained, henceforth all the development expenses incurred under different project have been apportioned on the basis of Percentage Completion certificate issued by the Project Engineer.

For Bansal Rajeev & Associates  
Chartered Accountants

FRN:05239C

  
(Rajeev Bansal)  
M.no. 073444

Place: Lucknow  
Dated: 30.06.2018  
01-07-2018