



Form-- 5			
<b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>			
(FOR THE PURPOSE OF REGISTRATION/WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 11/05/2023			
Certification work Assigned vide letter No. 110/अभि०अनु०/गो०वि०प्रा०/2023-24 Dated :- 11/05/2023			
<p><b>Subject:</b> Certificate of amount incurred for Development of KHORABAR RESIDENTIAL TOWNSHIP &amp; MEDICITY Project situated on Village Jungle Sikri Urf Khroabar, Gorakhpur Khasra No. 338, 348, 349, 351, 352, 572, 573, 582, 583, 584, 585, 586, 587, 588, 589, 591, 592, 593, 595, 607, 610, 612, 613, 614, 619, 620, 622, 623, 624, 625, 660, 662, 663, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 677, 679, 680, 681, 682, 683, 685, 687, 691, 693, 695, 696, 697, 699, 700, 701, 702, 703, 711, 712, 721, 722, 723, 724, 726, 727, 730, 731, 732, 733, 734, 744, 746, 747, 749, 753, 758, 761, 762, 763, 764, 766, 767, 768, 769, 772, 773, 787, 788, 803, 804, 805, 812, 813, 816, 818, 819, 820, 821, 822, 823, 825, 827, 828, 829, 831, 832, 833, 834, 835, 836, 838, 844, 854, 855, 858, 859, 860, 861, 863, 864, 865, 866, 867, 868, 869, 872, 873, 874, 876, 878, 879, 880, 881, 884, 885, 886, 887, 888, 889, 890, 891, 893, 894, 897, 898, 903, 905, 907, 908, 909, 911, 912, 915, 1133, 1134, 1578/869, 353ख.559ख.598क.618ज. 720ख. 815ख. 815क. 875क. 802क.802ख&amp; 771ज and Village Khorabar Urf Subabazar 466Mi, 467, 468Mi, 469Mi, 471Mi, 471Mi, 473Mi, 476Mi, 559, 770Mi, 774, 775, 776, 777, 778, 779, 780, 781, 783, 785Mi, 790Mi, 796Mi, 798, 799, 801, 802, 803, 804, 805, 806, 807, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 825, 826, 827Mi, 828, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 844, 845, 847, 848, 849, 861, 862, 867, 869Mi, 870, 871, 872, 873, 874, 875, 876, 878, 880, 881, 883, 884Mi, 887, 888, 889, 890, 891, 893, 894, 895, 896, 898, 899, 900, 911Mi, 912Mi, 914Mi, 916, 918, 920, 921, 923Mi, 914Mi, 916, 918, 920, 921, 923Mi, 924Mi, 925, 926, 927, 928, 931Mi, 933, 934, 935, 936, 937, 938, 939, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 952, 953, 954, 955, 956, 957, 958, 960, 961, 963, 964, 1461/802, 1472/837, 975/1474 &amp; 1052Mi Demarcated by its Boundaries (Latitude and Longitude of four corners points) i.e. 26.704776, 83.434692, 26.706718, 83.431375, 26.717993, 83.439050 and 26.712192, 83.446907 of village Jungle Sikri Urf Khroabar and Khorabar urf subabazar, GORAKHPUR Competent/Development authority GORAKHPUR DEVELOPMENT AUTHORITY, District GORAKHPUR PIN 273008 admeasuring 75.75 Hectare Square meter area including Gram Samaj land being developed by GORAKHPUR DEVELOPMENT AUTHORITY, GORAKHPUR having RERA Registration No. For Applied, Designated Account for Khorabar Township A/C No. 99913000012345 &amp; IFSC HDFC0000284, Bank Name HDFC BANK LIMITED, Prahladrai Trade Centre, Ayoda Crossing, Bank Road, GORAKHPUR. (UP) 273001.</p>			
Cost of Land & Construction of Real Estate Project		(All figures in Rs. Lakh)	
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up til now
1	2	3	4
1	<b>Land Cost</b>	39521.53	0
	(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);	-	-
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>39521.53</b>	<b>0</b>
2	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA	0.00	0.00
	(b) Fees paid to Local Authority	0.00	0.00





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	(c) Consultancy/Architect Fees (directly attributable to project)	44.00	0.00
	(d) Any other (specify)	0.00	0.00
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>44.00</b>	<b>0.00</b>
<b>3A</b>	<b>Cost of Development &amp; Construction</b>	<b>24500.00</b>	<b>0.00</b>
	(a) Cost of services (water, electricity to construction site);		
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance cost, consumable etc., (so long as these costs are directly incurred in the construction of the concerned project);	0	0
	(c) Cost of material actually purchased;	0	0
	(d) Cost of <b>Salary &amp; Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	0	0
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	<b>24500.00</b>	<b>0.00</b>
<b>3B</b>	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	<b>0.00</b>	<b>0.00</b>
<b>3C</b>	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>0.00</b>	<b>0.00</b>
<b>3D</b>	<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>	<b>0.00</b>	<b>0.00</b>
<b>3</b>	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>24500.00</b>	<b>0.00</b>
<b>4</b>	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>64065.53</b>	<b>0.00</b>
<b>5</b>	Percentage completion of Construction Work completed (as per Project Engineers/Architect's Certificate)	0.00%	
<b>6</b>	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 )%	0.00%	
<b>7</b>	Total amount received from allottees till date since Inception of the Project (in Rs.)		<b>0.00</b>
<b>8</b>	70% Amount to be deposited in Designated Account (0.7*Row 7)		<b>0.00</b>
<b>9</b>	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 6) or (Column 4 of Row 4 ) whichever is less		<b>0.00</b>
<b>10</b>	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 )		<b>0.00</b>
<b>11</b>	Balance available in Designated A/c.		<b>0.00</b>
<b>12</b>	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		<b>0.00</b>

This certificate is being issued on specific request of M/s Gorakhpur Development Authority for UP RERA Registration compliance. The certificate is based on the information and record produced before me and is true to the best of my knowledge and belief.

**Note:**

- 1 Land cost are taken as provided by Project Engineers which are notional basis in total estimated cost . There is no cost incurred for this purpose during current period. The land bank are already there which are used for this project, so we are taken cost which are provided to us.
- 2 Estimated Development cost are based on information provided by Engineering Department.

(UDIN) for this document is 23418094BGWVVX5837

GUPTA SINGH & CO.  
Chartered Accountants

CA NAMITA GUPTA  
(M. No. 418094)  
Date : 25/05/2023  
Place : Gorakhpur

