



# NIRBHAYA & ASSOCIATES

## CHARTERED ACCOUNTANTS

| Form - 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |                                                  |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |                                                  |
| Information as on 30th Sep, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |                                                  |
| Certification work Assigned vide letter No. Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Dated :- 07th Dec, 2018                           |                                                  |
| <p><b>Subject:</b> Certificate of amount incurred on [Project Name] for Construction of A, B &amp; C Tower/Block/Building(s) of Mehak Jeevan Project situated on Khasra no./Plot No.1091 (Part) &amp; 1092 (Part) demarcated by its boundaries (latitude and longitude of the end-points), 28° 43'12.97"N, 77° 27'10.31"E to the North, 28° 43'6.28"N, 77° 27'14.53"E to the South, 28° 43'9.02"N, 77° 27'16.73"E to the East, 28° 43'11.74"N, 77° 27'9.35"E to the West of Village Morta, Tehsil Ghaziabad Competent Authority/Development Authority, District Ghaziabad, PIN 201003, admeasuring 10521 sq. meter area, being developed by MEHAK INFRASTRUCTURE PRIVATE LIMITED [Promoter] having RERA Registration No .UPRERAPRJ14329, Designated A/C No. 917020053529425 Bank Name: Axis Bank</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                   |                                                  |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Rs.in lacs                                        | Rs. In lacs                                      |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3                                                 | 4                                                |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 1220.29<br><br>N/A<br><br>N/A<br>87.00<br><br>N/A | 660.26<br><br>NIL<br><br>NIL<br>47.65<br><br>NIL |
| <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1,307.29                                          | 707.91                                           |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Total Cost Estimated                              | Amount incurred (actual out-flow) till now       |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3                                                 | 4                                                |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority (Map Expense)<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.50<br>27.00<br>35.00                            | 0.70<br>24.77<br>19.73                           |
| <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 63.50                                             | 45.20                                            |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads;<br>(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1385.87<br>0<br>2078.70<br>250.00                 | 10.74<br>0<br>111.54<br>10.01                    |
| <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3714.57                                           | 132.29                                           |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 5800.39                                           | 216.54                                           |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3714.57                                           | 132.29                                           |
| 3D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                   |                                                  |



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|    |                                                                                                                                                                                     |         |        |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
| 3  | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C)                                                                                                                                    | 3714.57 | 132.29 |
| 4  | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                                                         | 5085.36 | 885.4  |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                             |         | 3.73%  |
| 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 ) %                               |         | 17.41% |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                              |         | 46.20  |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                        |         | 32.34  |
| 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 )                 |         | 885.40 |
| 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 ) |         | 79.92  |
| 11 | Balance available in Designated A/c.                                                                                                                                                |         | 0.52   |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                   |         | 805.48 |

**Note:**

1. Land Cost includes value of land purchased by MEHAK INFRASTRUCTURE PRIVATE LIMITED AS WELL AS MEHAK INFRASTRUCTURE PRIVATE LIMITED on Consortium.
2. Total amount received from allottees till date since Inception of the Project is net of Refund of Booking and GST amount.
3. Designated A/C for the project is A/c No. 917020053529425 Bank Name: Axis Bank. However one another Bank A/c is also maintained for Designated A/C bearing A/c No. 50200032213281 Bank Name: HDFC Bank. But as per management a request in RERA has been already submitted for change the Designated Account from Axis to HDFC.

This certificate is being issued on specific request of M/s MEHAK INFRASTRUCTURE PRIVATE LIMITED 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.



Signature of Chartered Accountant with seal  
Name of the Chartered Accountant: Anurag Nirbhaya  
Membership Number: 095947