

M/s Mohit Khandpur & Associates
Chartered Accountants



Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31st March 2018

Certification work Assigned vide letter No. 01

Dated :- 30.6.2018

Subject: Certificate of amount incurred on THE ARANYA for Construction of Phase-II Tower/Block/Building(s) situated on Khasra no./Plot No. G.H.-02, SECTOR-119, 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 GAUTAM BUDDHA NAGAR, Tehsil - GAUTAM BUDDHA NAGAR Competent Authority/Development Authority, District GAUTAM BUDDHA NAGAR, PIN 201301, admeasuring 15900 sq. meter area, being developed by UNNATI FORTUNE HOLDINGS LIMITED having RERA Registration No. UPRERAPRJ6974, Designated A/C No.025305005019 Bank Name ICICI BANK LTD

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (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.	5300	1862
	SUB TOTAL LAND COST (in Rs.)	5300	1862

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	0	0
3A	Cost of Development And construction (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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	17927	13983
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	17927	13983
3B	Cost of construction incurred (As Certified by Project Engineer)	17927	13983
3C	Total Construction Cost (Lower of 3A and 3B.)	17927	13983

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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)	6200	4833
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	24127	18816
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	29427	20678
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	78%	
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)%	70%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		28400
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		19880
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)	*	20678
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)		19880
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		798

This certificate is being issued on specific request of M/s Unnati Fortune Holdings Limited 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.

For M/s Mohit Khandpur & Associates.
Chartered Accountants

