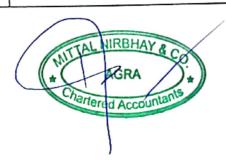


## MITTAL NIRBHAY & CO. CHARTERED ACCOUNTANTS

## T-11, 3<sup>RD</sup> FLOOR, MARUTI PLAZA, SANJAY PLACE, AGRA-282002

MOBILE: 9897433780 E-Mail: nirbhaymittal@rediffmail.com

## Form — 5 CHARTERED ACCOUNTANT'S CERTIFICATE (FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT) Information as on 22.09.2021 Dated:-22.09.2021 Certification work Assigned vide letter No. Subject: Certificate of amount incurred on for Construction of Shri Tulsi Meera Homes situated on Khasra No 263, demarcated by its boundaries latitude and longitude of the end-points, 27.171765, 77.932119 to the North, 27.171437, 77.931963 to the South, 27.171363, 77.932863 to the East, 27.171657, 77.931709 to the West of Village Bodla-Bichpuri Road, Tehsil Mauza Pathauli, District Agra, PIN- 283105, admeasuring 9588 Sq. Mtr (Aprox). area, being developed by M/s Tulsi Infrapromoters Pvt. Ltd., having RERA Registration No. Applied Fo, 120000099589 (Separate A/c) Bank Name: Canara Bank, SME Branch, Agra. Rs. Rs. **Total Cost** Amount incurred **Particulars** S.N. (actual out-flow) Estimated till now 2 19,285,510.00 19,285,510.00 (a) Land Cost 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;



(e)	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);  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.	-	-
-	SUB TOTAL LAND COST (in Rs.)	19,285,510.00	19,285,510.00
2	Project Clearance Fees (a) Fees paid to RERA	34,000.00	-
	(b) Fees paid to Local Authority	12,157,397.30	12,157,397.30
	(c) Consultant/Architect Fees (directly attributable to project)	200,000.00	100,000.00
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	12,391,397.30	12,257,397.30
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)	5,800,000.00	2,237,668.24
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5,800,000.00	2,237,668.24
3B	Cost of construction incurred (As Certified by Project Engineer)	5,570,000.00	2,100,000.00



	Cost (Lower of 3A and 3B.)	5,570,000.00	2.400	
	Istal Construction Cost (25 many line of the Cost (25 man	3,0.0,000.00	2,100,000.00	
30	Total Construction Cost (Lower of 3A and 3B.)  Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and to Financial Institution on money borrowed for	-	-	
[3D	to Financial Institution, Schedules an money borrowed for			
-	to Financial Institution, Scheduled Banks, Note and to Financial Loan at "SBI-MCLR" on money borrowed for Unsecured Loan at "SBI-MCLR"			
1	construction) construction Cost (Row 3C +3D)			
<del>-</del> 3	construction) Total Development And Construction Cost (Row 3C +3D)	5,570,000.00	2,100,000.00	
3		27 246 007 20		
1-4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	37,246,907.30	33,780,575.54	
		·		
5	Percentage completion of Construction Work completed	37.70%		
-	(as per Project Engineer, Architect's Certificate)	] 37.	70%	
		00.	600/	
6	Percentage completion of Total project (Proportionate	90.	90.69%	
	cost incurred on the project to the total estimated cost) (			
	Col.4 of row 4 / Col.3 of row 4 )%			
17	Total amount received from allottees till date since	NII		
'	Inception of the Project (in Rs.)			
8	70% Amount to be deposited in Designated Account	N.A		
	(0.7*Row 7)			
9	Cumulative Amount that can be withdrawn from		33,780,576.00	
	Designated a/c, i.e. (Total Estimated Cost * Proportionate			
	Cost Incurred on the Project) (Column 3 of Row 4 * row 6			
	1			
10	Amount actually withdrawn till date since inception of the	Nil		
10	project ( This shall include 70% of the amounts already			
	realised till date but not deposited in the designated			
	Account )			
11	Balance available in Designated A/c.		NIL	
12	Amount that can be withdrawn from the designated Bank		33,780,576.00	
12	A/C under this certificate (Row 9 - Row 10)			
	A/C under und corumous (******			

This certificate is being issued on specific request of *M/s Tulsi Infrapromoters Pvt. Ltd* 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.

**AGRA** 

Chartered Account

For Mittal Nirbhay & Co. Chartered Accountants

FRN No. 013097C

CA Nirbhay Mittal (Partner)

M. No.403053 Date: 05.10.21

Place: Agra

UDIN: 21403053AAAAMB9005