

Form-- 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2018			
Certificate work Assigned vide letter No. 45 dated 14/05/2018.			
Subject : Certificate of amount incurred on LOHIA ENCLAVE -Phase-1 for Construction of 8 Blocks situated on Khasra No. 745MI, 746MI, 747, 748, 749, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 928, 929, 930, 931, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065MI, 1067, 1071 demarcated by its boundaries (latitude and longitude of the end-points) 26.710532, 83.408307 to the North, 26.708205, 83.409096 to the South, 26.709492, 83.410040 to the East, 26.709153, 83.407064 to the West of Village TAAL RAMGARH, Tehsil-Sadar, Gorakhpur Development Authority, District <u>Gorakhpur</u> , PIN <u>273016</u> , admeasuring 51200 sq. meter area, being developed by GORAKHPUR DEVELOPMENT AUTHORITY having RERA Registration No. UPRERA9365, Designated A/C No. 153210100068074 Andhra Bank, 016710100039249 Andhra Bank			
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	Land Cost	1180.35	1180.35
	(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);		
	SUB TOTAL LAND COST (in Rs.)	1180.35	1180.35
2	Project Clearance Fees		
	(a) Fees paid to RERA	-	5.23
	(b) Fees paid to Local Authority	-	0.00
	(c) Consultancy/Architect Fees (directly attributable to project)	-	139.74
	(d) Any other (specify)	-	0.00
	SUB TOTAL FEES PAID (in Rs.)	0.00	144.97
3A	Cost of Development & Construction	13982.71	11786.90
	(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);		
	(c) Cost of material actually purchased;		
	(d) Cost of Salary & Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	13982.71	11786.90
3B	Cost of construction incurred (As Certified by Project Engineer)	11219.21	11219.21



3C	Total Construction Cost (Lower of 3A and 3B.)	11219.21	11219.21
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)	0.00	0.00
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	11219.21	11219.21
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	12399.56	12544.53
5	Percentage completion of Construction Work completed (as per Project Engineers/Architect's Certificate)	91.67%	
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)%	101%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		10508.80
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		7356.16
9	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		7442.16
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)		6702.46
11	Balance available in Designated A/c.		653.70
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		739.70

This certificate is being issued on specific request of M/s Gorakhpur Development Authority for UP RERA 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 Cost of construction include GST amount also which will be taken as input credit.
- 2 Total Amount received from Allotees includes interest portion also.
- 3 There is no designated account till 31/03/2018. More than 1 account are maintained till date. Balance available in designated account shown above are includes amount of other scheme also. Hence this certificate does not express true picture of this scheme.
- 4 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 but in the absense of double accounting system, the actual cost of land transferred for this project not acertaind so we are taken estimated cost which are provided to us.
- 5 Estimated cost are based on information provided by Engineering Department
- 6 Amount shown in Row 10 is only lupm sum amount because there is no proper books of account so exact figure could not arrived.

G M R & CO.

Chartered Accountants

CA ARUN KUMAR GUPTA

(M. No. 407453)

Date : 04/06/2018

Place : Gorakhpur

