

Manoj Prakash Associates

Chartered Accountants

Office Add.:- D-48 LGF, East of Kailash

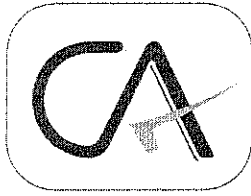
New Delhi- 110065

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Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31/03/2018			
Certification work Assigned vide letter No.: Appointment/2/2018-19		Dated :- 29/06/2018	
<p>Subject: Certificate of amount incurred on CASA GREENS Exotica for Construction of 3 Tower/Block/Building(s) situated on Khasra no./Plot No. GH 09, Sector 17, Vrindawan Yojana, Rai Bareilly Road, Lucknow, U.P., 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, Tehsil Competent Authority/Development Authority, District Lucknow, PIN 226025, admeasuring 7,225 sq. meter area, being developed by RADHEYKRISHNA TECHNO BUILD PVT. LTD. having RERA Registration No: UPRERAPRJ4172, Designated A/C No.: 915020057815911 Bank Name: AXIS BANK LTD.</p>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	1,697.88	626.94
	(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;	141.74	141.74
	(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);	118.96	118.96
	(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.	1,227.53	82.42
	Processing Fee	5.67	5.67
	Map Approval	2.60	2.60
	SUB TOTAL LAND COST (in Rs.)	3,194.37	978.33

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees	Not available	0.42
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	Not available	2.00
	(c) Consultant/Architect Fees (directly attributable to project)	Not available	46.13
	(d) Any other (specify)	Not available	-
	SUB TOTAL FEES PAID (in Rs.)	Not available	48.55
3A	Cost of Development And construction	Not available	1,001.55
	(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);	Not available	7.91
	(c) Cost of material actually purchased;	Not available	2,414.72
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	Not available	106.49
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	Not available	3,530.67
3B	Cost of construction incurred (As Certified by Project Engineer)	Not available	Not available
3C	Total Construction Cost (Lower of 3A and 3B.)	Not available	3,530.67
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)	Not available	5.73
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	Not available	3,536.40
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	Not available	4,563.27



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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	Not available
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)%	Not available
7	Total amount received from allottees till date since inception of the Project (in Rs.)	6,187.78
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	4,331.44
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)	Not available
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)	0
11	Balance available in Designated A/c.	7.59
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	0

Note 1: The figures for the financial year 2017-18 that have been clubbed in the above detail have been taken from the Unaudited Balance Sheet of the Company that has been provided to us by the management. The same have not been audited by us and hence may be subject to changes after audit.

Note 2: As per the information and explanation provided to us by the management, since the actual cost incurred till date exceeds the amount to be deposited in RERA account, no amount can be withdrawn from the same, and thus the Company has not withdrawn any amount till date from the RERA account. As per the management, the account has only been used for making payment related to Construction costs as permissible under the RERA Act, 2016.

Note 3: The management has not provided Engineer's Certificate and Architect's Certificate to us as required under the UP RERA rules, hence we have not given any information in Column 3 of Rows 2, 3 and 4. Also we have not been able to calculate the amounts in Row 5, 6 and 9 due to unavailability of the above mentioned certificates.

This certificate is being issued on specific request of Mr. Naveen Goel for M/s. Radhey Krishna Technobuild Private Limited, 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
Manoj Kumar Agrawal
090679
6th July 2018