

Anil Ashok & Associates

Chartered Accountants



4117, 1<sup>st</sup> Floor,  
Naya Bazar, Delhi-110006  
Phone : 011-23962062, 23923496  
Fax : 011-23911438  
E-mail : roc.anilashok@gmail.com

This is to be certified that Promoter Mr. Anil Kumar Saha of the Company Saha Estate Developers Pvt. Ltd. has incurred Rs 41,25,90,000 in Land cost and Rs NIL amount on construction cost.

Form - 5	
<b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>	
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)	
Information as on 30.01.2019	
Certificate No : 115 Dated 30th January 2019	

Certificate of Cost Incurred on "Opulence Project" Percentage of Completion of Construction Work of 1 No. of Building(s)/2 Block(s) of the 1st Phase of the Project [UPRERA TEMPPRJ18381] situated on the Khasra No/ Plot no SC-02/A8 Demarcated by its boundaries (latitude and longitude of the end points) 77 29 17.84- 28 25 08.59 to the North 77 21 29.78- 28 25 12.56 to the South 77 29 25.45-28 25 04.44 to the East 77 29 29.30-28 25 09.91 to the West of Competent/ Development authority NOIDA District Gautam Budh Nagar PIN 201310 admeasuring 12,510 sq.mts. area being developed by [SAHA ESTATE DEVELOPERS PVT. LTD].

S.No.	Particulars	Rs.	Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Land Cost	3	4
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;		412,690,000
	(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.		
	<b>SUB TOTAL LAND COST (in Rs.)</b>	-	412,690,000
2	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA	-	68,803
	(b) Fees paid to Local Authority	-	
	(c) Consultant/Architect Fees (directly attributable to project)	-	
	(d) Any other (specify)	-	
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	-	68,803
3A	<b>Cost of Development And construction</b>		
	(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);	-	
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	-	
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>		
	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	-	
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>		248,518,753
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)</b>	-	248,518,753
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	-	661,277,556



5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	
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 )%	-
7	Total amount received from allottees till date since Inception of the Project (In Rs.)	-
8	70% Amount to be deposited in Designated Account [0.7*Row 7]	-
9	Cumulative 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 )	-
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 )	-
11	Balance available in Designated A/c.	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	-

This certificate is being issued on specific request of CMD Mr Aniel Kumar Saha M/s Saha Estate Developers Pvt Ltd (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us.

For Anil Ashok & Associates  
Chartered Accountants

FR No. 005177N  
(Bittoo Bansal)  
Partner  
M.No. 521908

Dated : 30.01.2019

