


S ANAND AND ASSOCIATES

CHARTERED ACCOUNTANTS

Add: B-1/20, Sector-A, Kapoorthala,
Opp. Palika Bazar, Aliganj, Lucknow 226024
Email: associates.sanand@gmail.com

Office: 0522-4962022
Mob: 9711889636
7706982648

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			Form - S
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2018 (Mention date at the time of application)			
No		Date:	
Subject: Certificate of amount incurred on The Woods Naubasta for Construction of A,B,C,D,E & F Towers situated on Khasra No.587, Naubasta Kala, Deva Road, Lucknow, demarcated by its boundaries 26.9074° to the North, to the South, 81.0354° to the East to the West of Village Naubasta Kala, Tehsil Sadar Competent Authority/Development Authority, District Lucknow, PIN 226028, admeasuring 14,441 Sq. Mtr. area, being developed by Touchwood Infraventures Private Limited			
Cost of land & on site 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 (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);	785.48	785.48
	SUB TOTAL LAND COST (in Rs.)	785.48	785.48
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)	33.07	33.07
	SUB TOTAL FEES PAID (in Rs.)	33.068	33.068
3	Cost of Development / Cost of construction (a) Cost of services (water, electricity to construction site); (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 Labour (excluding cost of salaries of employees of the company not directly attached to project);	489.17	489.17
	SUB TOTAL DEVELOPMENT COST (in Rs.)	489.17	489.17
4	Total for PROJECT (Row 1+ Row 2+ Row 3)	1307.718	1307.718
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)		10.32
5a.	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)		10.32
6	Total amount received from allottees (in Rs.)		364
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)		254.8
7	Amount that can be withdrawn from Designated a/c, i.e. (Row 6a * Row 5a) or (Column 4 of Row 4), whichever is less (i.e. lesser of 1304.14 or 9092.06)		26.3
7a.	70% of receivables (0.7 * Row 7)		18.41
8	Total of (Row 6a + Row 7a)		273.21
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 5a) or (Column 4 of Row 4), whichever is less		28.2
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement		18.52
11	Balance available in Designated A/c.		7.49
12	Amount to be replenished before next quarter submission of CA certificate (Row 10 - Row 9)		0
This certificate is being issued on specific request of M/s Touchwood Infraventures Private 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 S ANAND AND ASSOCIATES Chartered Accountants			
CA Anand Jaiswal Partner Date: 01.07.2018			

Annexure- I Land Cost

Sr No	Particulars	Date of Payment	Amount Paid(In lacs)
1	Land Cost	24.06.2016	650.00
2	Stamp Duty	24.06.2016	51.59
3	Land Cost	06.09.2016	16.50
4	Stamp Duty	06.09.2016	1.15
5	Land Cost	05.11.2016	38.00
6	Stamp Duty	05.11.2016	2.70
7	Court Fee	05.11.2016	0.20
8	Land Cost	08.11.2016	23.50
9	Stamp Duty	08.11.2016	1.64
10	Court Fee	08.11.2016	0.20
	Total		785.48

Annexure II Project Clearance Fee

Sr No	Particulars	Date of Payment	Amount Paid(In lacs)
1	Rera Registration Fee	04.08.2016	0.77
2	Avas Bandhu PMAY Reg Fee	15.03.2016	2.25
3	Architect Fee	14.05.2015	5.00
4	LDA - Map Saction Fee	17.05.2016	1.17
5	LDA - Map Saction Fee	30.09.2016	2.25
6	LDA - Map Saction Fee	25.11.2016	9.31
7	LDA - Map Saction Fee	04.01.2017	0.42
8	Architect Fee	05.12.2016	1.15
9	Architect Fee	30.06.2017	5.75
10	Architect Fee	31.08.2017	5.00
	TOTAL		33.07

Annexure III Cost of Development/ Cost of Construction

Sr No	Particulars	Date of Payment	Amount Paid(In lacs)
1	Water Expenses	14.07.2017	2.30
2	Electricity Expenses	10.10.2017	2.32
3	Cost Of Material Purchased	upto 31.03.2018	272.52
4	Other Site Expenses	upto 31.03.2018	71.65
5	Cost Of Labour	upto 31.03.2018	140.38
	TOTAL		489.17





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CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.06.2018			
(Mention date at the time of application)			
No	Date:		
Subject: Certificate of amount incurred on The Woods Naubasta for Construction of A,B,C,D,E & F Towers situated on Khasra No.587, Naubasta Kala, Deva Road, Lucknow, demarcated by its boundaries 26.9074° to the North, to the South, 81.0354° to the East to the West of Village Naubasta Kala, Tehsil Sadar Competent Authority/Development Authority, District Lucknow , PIN 226028, admeasuring 14,441 Sq. Mtr. area, being developed by Touchwood Infraventures Private Limited			
Cost of land & on site 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 (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);	785.48	785.48
SUB TOTAL LAND COST (in Rs.)		785.48	785.48
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)	33.07	33.07
SUB TOTAL FEES PAID (in Rs.)		33.068	33.068
3	Cost of Development / Cost of construction (a) Cost of services (water, electricity to construction site); (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 Labour (excluding cost of salaries of employees of the company not directly attached to project);	817.66	817.66
SUB TOTAL DEVELOPMENT COST (in Rs.)		817.6599	817.6599
4	Total for PROJECT (Row 1+ Row 2+ Row 3)	1636.2079	1636.2079
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	22.73	
5a.	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	22.73	
6	Total amount received from allottees (in Rs.)	673.1	
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)	471.17	
7	Amount that can be withdrawn from Designated a/c, i.e. (Row 6a* Row 5a) or (Column 4 of Row 4), whichever is less(i.e. lesser of 1304.14or 9092.06)	107.1	
7a.	70% of receivables (0.7 * Row 7)	74.97	
8	Total of (Row 6a + Row 7a)	546.14	
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 5a) or (Column 4 of Row 4), whichever is less	124.14	
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	335.52	
11	Balance available in Designated A/c.	6.34	
12	Amount to be replenished before next quarter submission of CA certificate(Row 10 – Row 9)	211.38	
This certificate is being issued on specific request of M/s Touchwood Infraventures Private 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 S ANAND AND ASSOCIATES Chartered Accountants			
 CA Anand Jaiswal Partner Date: 27.07.2018			
			

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Sr No	Particulars	Date of Payment	Amount Paid(In lacs)
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2	Stamp Duty	24.06.2016	51.59
3	Land Cost	06.09.2016	16.50
4	Stamp Duty	06.09.2016	1.15
5	Land Cost	05.11.2016	38.00
6	Stamp Duty	05.11.2016	2.70
7	Court Fee	05.11.2016	0.20
8	Land Cost	08.11.2016	23.50
9	Stamp Duty	08.11.2016	1.64
10	Court Fee	08.11.2016	0.20
	Total		785.48

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2	Avas Bandhu PMAY Reg Fee	15.03.2016	2.25
3	Architect Fee	14.05.2015	5.00
4	LDA - Map Saction Fee	17.05.2016	1.17
5	LDA - Map Saction Fee	30.09.2016	2.25
6	LDA - Map Saction Fee	25.11.2016	9.31
7	LDA - Map Saction Fee	04.01.2017	0.42
8	Architect Fee	05.12.2016	1.15
9	Architect Fee	30.06.2017	5.75
10	Architect Fee	31.08.2017	5.00
	TOTAL		33.07

Annexure III Cost of Development/ Cost of Construction

Sr No	Particulars	Date of Payment	Amount Paid(In lacs)
1	Water Expenses	14.07.2017	2.30
2	Electricity Expenses	10.10.2017	3.00
3	Cost Of Material Purchased	upto 30.06.2018	547.99
4	Other Site Expenses	upto 31.03.2018	72.99
5	Cost Of Labour	upto 31.03.2018	191.38
	TOTAL		817.66

