RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

Control		Form — 5	•
CHARTERED ACCOUNTANT'S	CERTIFICATE	te.	
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM	M DESIGNATED ACCOUNT OF PROJ	ECT)	
nformation as on : 15.06.2018			
ertification work A - :			
ertification work Assigned vide letter No	Dated :- 16.06.2018		

Subject: Certificate of amount incurred on project RATAN ORBIT (PHASE I) for Construction of 11 (Eleven) Tower/Block/Building(s) & 26 Banglows situated on Khasra no./Plot No. 576,577,1082,1083,1084,1085,1086,1087,1088,1089,1090,1091,1092,1093,1094,1113 ,1283,1284,1285 demarcated by its boundaries : 26.511365 , : 80.267261 , : 26.510966 , : 80.270453 (latitude and longitude of the end-point to the North, to the South, to the East to the West of Village Mukharzee Vihar, Tehsil Kanpur Kanpur Development Authority, District Kanpur , PIN 208026., admeasuring 52766 sq. meter, being developed by Ratan Housing Development Ltd. having RERA Registration No.UPRERAPRJ10248: Designated A/C No. 50015626767 Bank Name ALLAHABAD BANK SWAROOP NAGAR KANPUR

		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	3500.00	2401.27
	(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		La company and the second seco
	statutory authority of the State or Central Government towards stamp duty,	17	The second secon
	transfer charges, registration fees etc. (if not included in para (a) above);		F. J. J. State 11
	(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	Grader High	
	Competent Authority.		
C 23,	and Carell fine Afairs the last since a page 40 CONSTITUTION (Which Afair		rsj ververjibet (jihalibryk) & 18
	SUB TOTAL LAND COST (in Rs.)	3500	en, nene, acce, 2401,27 48

No	tin interpretalizationer, no med fillente die Mit in del Mit generalise in in in 1907. Al die Et totati, indamionali gittetta um H <mark>Particulars</mark> die delpha e _t till 1907. Die 1907 in 1907.	Total Cost Estimated	- Amount incurred (actual out-flow till now
1.	rada da de la compañíndo d		4
	Project Clearance Fees	190.00	187.01
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	3.1.1.1.	As la late
	(c) Consultant/Architect Fees (directly attributable to project)	7. 7. 1. 1. 1.	Attendance (composition
	(d) Any other (specify)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	953 .5 v sv
	ALL PROPERTY PROPERTY AND ASSESSMENT OF THE PROPERTY AND ASSESSMENT OF THE PROPERTY AND ASSESSMENT OF THE PROPERTY ASSESSMENT OF	190	187.01
_	SUB TOTAL FEES PAID (in Rs.)	11110	8746.69
	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);	**	
7	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	11110.00	8746.69
	Cost of construction incurred (As Certified by Project Engineer)	14224.52	14224.52
90 1	Total Construction Cost (Lower of 3A and 3B.)	11110.00	8746.69
n	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on	1200.00	1117.93
7	money borrowed for construction)		Gover
-	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	12310.00	200 0861 62

JAIPUR-15, RAJASTHAN MOBILE: +919829555874 MOBILE: +919811547277

C-94, LALKOTHI, SCHEME | 31-32, FIRST FLOOR, C.S.C. RAJDHANI ENCLAVE, PITAMPURA, NEW DELHI-34

MAIL@RNGCA.COM WEB: WWW.RNGCA.COM TELEFAX +91 1412742995

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4 TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	16000.00	12452.91	
5 Percentage completion of Construction Work completed (as per Project Engineer Architect's Certificate)	,	100.00%	
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)%	9	77.83%	
7 Total amount received from allottees till date since inception of the Project (in	1	14954.49	
8 70% Amount to be deposited in Designated Account (0.7*Row 7)		10468.14	
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)		12452.91	
10 Amount actually withdrawn till date since Inception of the project (This sha include 70% of the amounts already realised till date but not deposited in the		10468.14	
11 Balance available in Designated A/c.		0.00	
Amount that can be withdrawn from the designated Bank A/C under thi certificate (Row 9 – Row 10)		1984.77	
his certificate is being issued on specific request of M/s Ratan housing Development I in the information and records produced before us/me and is true to the best of our/	my knowledge and	belief.	
Date: 16 Card Goyal & Company or Rangerand Card & Company RN: Company Company			
Account Account	17000.00	12,32.01	
A Proneeti Agarwal 35 dan da Conduce dan Madice daylanda (sage Angula A da		200.0073	
Partnér) Membership No: 432258		77.55%	
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