



**DEEPAK G & CO**  
**CHARTERED ACCOUNTANTS**

Address :  
Contact :

F-484 Sector 3 Vaishali Ghaziabad UP 201010  
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Annexure 1 of our certificate  
Form - 5

**CHARTERED ACCOUNTANT'S CERTIFICATE**

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.03.2020

Certification work Assigned vide letter No.001

Dated :- 06.07.2020

Subject: Certificate of amount incurred till 31.03.2020 on Project - UCHDPL - Sector - 1, Oak Wood Enclave Plots for Construction of Tehsil Ghaziabad, Dist. Ghaziabad Tower/Block/Building(s) \_\_\_\_\_ situated on Khasra no./Plot No. \_\_\_\_\_, 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 Bayana, Tehsil, Competent Authority/Development Authority, District Ghaziabad , PIN 201015, admeasuring 99041 sq. meter area, being developed by M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD[Promoter] having RERA Registration No.----, Designated A/C No. - 23566300002021, Bank Name- YES BANK LTD.  
Ghaziabad.

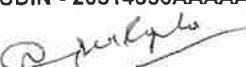
Rs.in lacs

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31.03.2019
1	<b>Land Cost</b> (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) (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>	2,917.85	2,917.85
		<b>2,917.85</b>	<b>2,917.85</b>
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (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>	110.00	-
		<b>110.00</b>	<b>-</b>



S.No.	Particulars	Rs.in lacs		
		Total Cost Estimated	Amount incurred (actual out-flow) till 31.03.2020	
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>	1,000.00 - - 103.75	646.58 - - 58.60	
			<b>1,103.75</b>	<b>705.18</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer vide their certificate dated 30.06.2020)</b>	1,000.00	646.58	
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	1,000.00	646.58	
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)	-	-	
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	1,000.00	646.58	
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	4,027.85	3,564.43	
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		64.66	
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 )%		88.49	
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 )		3,564.43	
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)		3,564.43	

For Deepak G & Co.  
Chartered Accountants  
ICAI Firm Regn. No. 034068N  
UDIN - 20514856AAAAAA5314

  
Deepak Gupta  
Proprietor  
Membership No. 514856

Place : Ghaziabad  
Dated : 10.07.2020