

R C CHADDA & CO LLP

CHARTERED ACCOUNTANTS,
LLP Identification No.: AAB-4836
(Registered with Limited Liability)

Branches: - 1. Gurgaon 2. Noida 3. Faridabad 4. South -Delhi

A-27, Vivek Vihar, Phase -II,
Delhi-110095.
(M).9953802589,9958585689

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on		06.07.2018	
Subject: Certificate of amount incurred on RAJ GARDEN CITY for Construction of Building(s) situated on Khasra no./Plot No.1085,1086,1088,1089 & 1135, situated at village Noornagar, Ghaziabad Tehsil & District Ghaziabad, 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 Noornagar, Tehsil Competent Authority/Development Authority, District Ghaziabad, PIN 201003, admeasuring sq. meter area, being developed by EDGE DWARIKA JV c/o Mr. Raj Kishore Verma, Mr. Deepak Rawat & Mr. Varun Makkar having RERA Registration No. UPRERAPRJ5643, UPRERAPRJ5834 & UPRERAPRJ5895 respectively, Designated A/C No.-N.A.			
S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	3	4
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	1,990.10	1,990.10
	(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;	2,392.70	1,789.04
	(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);	153.66	153.66
	(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.	-	-
	SUB TOTAL LAND COST (in Rs.)	4,536.46	3,932.79
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	Project Clearance Fees		
	(a) Fees paid to RERA	1.45	1.45
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	5.00	0.45
	(d) Any other (specify)		
	Inspection Fee GDA	14.21	13.07
	U.P. Building & other cons worker welfare board-Labour Cess	100.07	74.55
	Plan Fee GDA	5.07	0.66
	SUB TOTAL FEES PAID (in Rs.)	125.79	90.17
3A	Cost of Development & construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	100.00	15.43



	(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;	155.00	32.84
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	45.00	1.78
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	300.00	50.05
3B	Cost of construction incurred (As Certified by Project Engineer)	300.00	
3C	Total Construction Cost (Lower of 3A and 3B.)	300.00	
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	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	300.00	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4,962.25	4,073.02
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)%		82.08
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		429.64
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		300.75
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)		246.85
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)		426.12
11	Balance available in Designated A/c.		3.52
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		N.A. (Excess Withdraw)

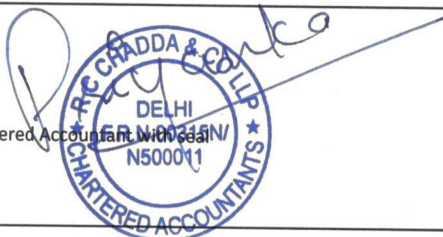
Note-1

Note-2

Note-3

This certificate is being issued on specific request of M/s Deepak Rawat, Promoter for 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
PRIYANKA
MNO:-528371

**Note:**

- The estimated cost provided by the Management on the letter head of Edge Dwarika JV.
- No Separate designated account is open by the Edge Dwarika JV as escrow account for depositing the amount received from the customers. All three companies part of Joint Ventures are maintaining there separate Bank accounts along with the bank accounts mentioned in the name of Edge Dwarika JV. All three respective companies are depositing the amount in their Separate Bank accounts.
- Balance as on 31.03.2018 as per separate bank statement provided by M/s Edge Dwarika JV, GSR Farms Private Limited, Edge Infrastructure Pvt Ltd and Dwarika Infocom Private Limited.
- The certificate is based on unaudited books of accounts and other documents along with Management representation produced before us.
- Rera Permission has been taken by individual promoter company (details as per Note-6), however all three individual promoter company are under one JV company that is EDGE DWARIKA JV, Construction permission accord by this JV company and plots sold by individual promoter company & sale proceeds are also received in the account of individual promoter company.

