



Branch Offices:

- 1- Nalkoop Khand, Tubewell Colony,
 Pathariya Daghar, Meerzapur.
- 2- 291, Sector-2B, Vasundhara, Ghazibad
- 3- MIG-II/19, Sector-3, Pt. Deendayal Upadhyay
 Nagar, Raipur.

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Ref.:

Date:

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 15th November 2019

Certification work Assigned vide letter No.

Dated : 15th November 2019

Subject: Certificate of amount incurred on MJ Lifespaces LLP for Construction of Park Square Tower/Block/Building(s) situated on Khasra no.420, demarcated by its boundaries 26.895107 to the North, 26.895107 to the South, 81.003484 to the East to the 81.003484 West of Village Chandan, Tehsil Competent Authority/Development Authority, District Lucknow , PIN 226016, and measuring 2864 sq. meter area, being developed by MJ Lifespaces LLP having RERA Registration No .UPRERAPRM102072 , Designated A/C No.201002895384 Bank Name Indusand Bank, Munshipuliya Branch.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated (Lacs)	Amount incurred (actual out-flow) till now (Lacs)
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;	381.77	381.77
	(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;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(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);	27	27
	(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.	0.00	0.00
	SUB TOTAL LAND COST (In Rs.)	408.77	408.77
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	.20	0.00
	(b) Fees paid to Local Authority	81.44	37.44
	(c) Consultant/Architect Fees (directly attributable to project)	6	2
	(d) Any other (specify)	0.00	0.00

	SUB TOTAL FEES PAID (in Rs.)	87.64	39.44
3A	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);	40 10 525 175	5.55 0.00 38.73 3.2
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	750	47.48
3B	Cost of construction incurred (As Certified by Project Engineer)		47.48
3C	Total Construction Cost (Lower of 3A and 3B.)		47.48
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NEFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	750	47.48
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1246.41	495.69
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	6.33%	
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)%	39.77%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.00	
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)	495.69	
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)	0.00	
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)	0.00	

This certificate is being issued on specific request of M/s MJ LIFESPACES LLP for UP RERA compliance. The certification is based on the information and records produced before us/me and subject to the points given below is true to the best of our/my knowledge and belief:

1. The acquisition cost of land has been taken at DM Circle Rate as on 15/03/2019.

Signature of Chartered Accountant with seal
(Name of the Chartered Accountant)
(Membership Number)
UDIN - 19075471AAAA05035