

Rajan K. Gupta & Co.

Chartered Accountants

Form — Q			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 15.06.2023			
Certification work Assigned vide letter No. 1		Dated :- 15.06.2023	
Subject: Certificate of amount incurred on R Homes Pvt. Ltd. for Construction of Residential Plotted Layout Tower/Block/Building(s) situated on Khasra no./Plot No. 335,339, 340mi, 360mi, 361 Demarcated by its boundaries (latitude and longitude of the end points) 28.720 N to the North 77.4335 E to the East of village Bhowapur Tehsil Ghaziabad 98 Competent/ Development authority __ Ghaziabad Development Authority __ District __ Ghaziabad __ PIN __ 201019 __ admeasuring 25127.1 sq.mts. area being developed by "R Homes Pvt.ltd." having RERA Registration No. (Application ID 78043) , Designated A/C No. 50200082181351 Bank Name- HDFC BANK., VAISHALI, GHAZIABAD. U.P.			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till 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); (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.	960	960
SUB TOTAL LAND COST (In Rs. lacs)		960	960.

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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	1231	1231
	SUB TOTAL FEES PAID (in Rs. lacs)	1231	1231
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);	650	0
	Sub Total of Construction Cost (In Rs.lacs) (sum of (a) to (d) of Row 3a)	650	0
	Cost of construction incurred (As Certified by Project Engineer)	600	600
3B			
3C	Total Construction Cost (Lower of 3A and 3B.)	600	0
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)	NA	NA



3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	600	0
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2791	2191
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0
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)%		78.50
7	Total amount received from allottees till date since inception of the Project (in Rs.)		0
8	70% Amount to be deposited In Designated Account (0.7*Row 7)		0
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)		2191
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
11	Balance available In Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2191
This certificate is being issued on specific request of M/s R Homes Pvt Ltd 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.			
For Rajan K Gupta & Co Chartered Accountants FRN 005945C  Rajan Gupta Partner Mno. 074696 Date: 15.06.2023 Place: Ghaziabad Cert: 28 UDIN: 23074696BGUGPE1106			