



Joy Mukherjee & Associates Chartered Accountants

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30.06.2018

Certification work Assigned vide letter No. 1195/AC-23/18

Dated :- 07.07.2018

Subject: Certificate of amount incurred on Amrapali Enclave for Construction of Work of 1 No.No. of Building(s)/ 3 Block(s) of the 1st Phase of the Project [UPRERAPRJ8081] situated on the Khasra No. / Plot No. GH-1/H-6, Amrapali Yozna, Lucknow, demarcated by its boundaries (latitude and longitude of the end-points) 26 53 45.43 N to the North 26 53 48.61 N, to the South 80 52 1.21, to the East 80 52 4.14 to the West of Village Barawan Kala Tehsil Lucknow Competent Authority/Development Authority, U.P. awas Vikas Parishad District Lucknow, PIN 226017, admeasuring 12700sq. meter area, being developed by U.P. Awas Vikas Parishad, having RERA Registration No. UPRERAPRJ8081 , Designated A/C No.1853001200000031, Bank Name- Punjab National Bank, Indira Nagar, Lucknow.

		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 (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.	3,333.75	2,667.00
	SUB TOTAL LAND COST (in Rs.)	3,333.75	2,667.00

		Total Cost Estimated	Amount incurred (actual out-flow) till now
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	4.00
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)	0.79 --- 372.00	0.79 ----- 66.00
	SUB TOTAL FEES PAID (in Rs.)	372.79	66.79
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);	1,292.70	
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,292.70	-
3B	Cost of construction incurred (As Certified by Project Engineer)	14,697.00	8,814.70
3C	Total Construction Cost (Lower of 3A and 3B.)	15,989.70	8,814.70
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)	15,989.70	8,814.70
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	19,700.45	8,881.49
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		55.13
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)%		45.08
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		403.11
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		282.18
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)		7,208.16
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)	Information not available	
11	Balance available in Designated A/c.	Information not available	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		NIL

As per information and explanation provided to us we observed that fund has not been deposited and transferred to designated bank account and therefore also bank confirmation certificate not available with the unit. However, on the basis of available records and Engineer's certificate this certificate in Form-5 is being issued on specific request of Office of the Executive Engineer, Construction Division -21, U.P. Awas Vikas Parishad, Office Complex, Vrindavan Yozna, Raebareilly Road, Lucknow for UP RERA compliance. The Certificate is based on the information and records produced before us and is true to the best of my knowledge and belief.

For Joy Mukherjee & Associates
Chartered Accountants
Firm Regn. No. 006792C
Naman Tiwari
(CA Naman Tiwari)
Partner
Membership No. 419374 *



Place: Lucknow

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