

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 24.01.2019

Certification work Assigned vide letter No. RERA/CER. CA/01-2019/ARSAN/038

Dated :- 20.01.2019

Subject: Certificate of amount incurred on TIRUPATI TOWER for Construction of HISPAN DEVELOPERS PRIVATE LTD. Tower/Block/Building(s) - 01-BLOCK situated on Khasra no./Plot No. - 22/1, 22/2 & 23 demarcated by its boundaries (latitude and longitude of the end-points) - MUNNA LAL GUPTA & OTHERS - to the North, AMARNATH, RAJNATH & OTHERS - to the South, BACHA MAURYA & OTHERS - to the East ROAD - to the West of Village BENIPUR, Tehsil- SADAR Competent Authority/Development Authority, District VARANASI, PIN 221007, admeasuring sq.- 3035.75 SQ. meter area, being developed by HISPAN DEVELOPERS PRIVATE LTD(Promoter) having RERA Registration No. UPRERAPR9382, Designated A/C No. 545601010011445, Bank Name UNION BANK OF INDIA

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount Incurred (actual out-flow) till
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;	112.9666	112.9666
	(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;	38.82256	38.82256
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(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);	0	0
	(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	0
	SUB TOTAL LAND COST (In Rs.)	151.78916	151.78916

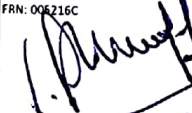
S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till
		3	4
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.2363	0.2363
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (In Rs.)	0.2363	0.2363
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	162.368	162.368
	(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);	0	0
	(c) Cost of material actually purchased;	884.36194	884.36194
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	266.77548	266.77548
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	1313.50542	1313.50542
3B	Cost of construction incurred (As Certified by Project Engineer)	1495.06286	1495.06286
3C	Total Construction Cost (Lower of 3A and 3B.)	1313.50542	1313.50542
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	124.62328	124.62328
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	1438.1287	1438.1287
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1590.15416	1590.15416
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		100%
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) %		100%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2290.59575
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1603.417025
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)		1590.15416
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)		2290.59575
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)		0

This certificate is being issued on specific request of M/s HISPAN DEVELOPERS PRIVATE LTD(Name of the 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.

For A R S A N & Co.

Chartered Accountants

FRN: 006216C



(VIKAS SHROFF)
PARTNER

M.No. 407080