


# M/s PRAVEEN K SRIVASTAVA & CO

## CHARTERED ACCOUNTANTS

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Behind Tulsi Cinema Hazratganj Lucknow.

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Form — S

CHARTERED ACCOUNTANT'S CERTIFICATE			
Information as on 18-02-2021			
Certification work Assigned vide letter No.-----		Dated :- 18-02-2021	
<b>Subject:</b> Certificate of amount incurred on "Central Park 2" for Construction of Tower/Building(s) 1 situated on Land Khasra No.791, 792Kha, 783 & 784, Village-Sarsawan, Lucknow, demarcated by its boundaries (latitude and longitude of the end points) 26.80515 to the North Road 80.99224 to the South 26.80515 to the East 80.99224 to the West of Land Khasra No.791, 792Kha, 783 & 784, Village-Sarsawan, Tehsil Lucknow Competent/ Development authority LUCKNOW DEVELOPMENT Authority, District Lucknow PIN 226010 admeasuring 6691.449 sq.mts. area being developed by M/s MI BUILDERS PRIVATE LIMITED having RERA Registration no. UPRERAPRM7636, Designated Account no. 7177002100001149 in Punjab National Bank, Lucknow (IFSC: PUNB0717700)			
<b>Cost of land &amp; on site construction of Real Estate Project</b>		(All figures in Rs. Lakh)	
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up till now
1	2	3	4
1	<b>Land Cost</b> (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);	1,027.65	1,027.65
		-	-
		81.08	81.08
	<b>SUB TOTAL LAND COST (in Rs.)</b>	1,108.73	1,108.73
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	-	-
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	-	-
3A	<b>Cost of Development / Cost of construction</b> (a) Cost of services (water, electricity to construction site); (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 Labour (excluding cost of salaries of employees of the company not directly attached to project);	5,400.00	-
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	5,400.00	-
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	5,400.00	-
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	5,400.00	-
3D	<b>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)</b>	-	-
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	6,508.73	1,108.73
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	0.00%	
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 )%	17.03%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-
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 )		1,108.73
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 )		-
11	Balance available in Designated A/c 7177002100001149		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,108.73
This certificate is being issued on specific request of M/s MI BUILDERS PRIVATE LIMITED for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief. The acquisition cost of land and stamp duty paid has been taken as per registry deed.			
For Praveen K Srivastava & Co. Chartered Accountants  P. K. Srivastava Partner M.no. 075473			

UDIN - 21075471AAAABK6641