

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.06.2018

Certification work Assigned vide letter No.-----

Dated :-

Subject: Certificate of amount incurred on **Ansal Basera City** for Construction & Development of internal and external works situated on Village Mauza Buda & Bhojla, Tehsil Jhansi, Jhansi Development Authority, District Jhansi, PIN - 284002, admeasuring 3,26,480.974 sq. meter area, being developed by Basera Builder AOP and Madakinee Estate Pvt Ltd having RERA Registration No .UPRERAPRJ3654 , Designated A/C No.3671002900000019 Bank Name-Punjab National Bank

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out flow) till now
1	2	3	4
1	Land Cost	4,07,64,000	4,07,64,000
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction,		
	(b) 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),	57,84,000	57,84,000
	SUB TOTAL LAND COST (in Rs.)	4,65,48,000	4,65,48,000

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	19,65,000	19,65,000
	(b) Fees paid to Local Authority	6,34,24,460	1,83,84,460
	SUB TOTAL FEES PAID (in Rs.)	6,53,89,460	2,03,49,460
3A	Cost of Development And construction	1,09,83,00,620	8,94,40,143
	(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),		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,09,83,00,620	8,94,40,143
3B	Cost of construction incurred (As Certified by Project Engineer)	1,09,83,00,620	8,94,40,143
3C	Total Construction Cost (Lower of 3A and 3B.)	1,09,83,00,620	8,94,40,143
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,09,83,00,620	8,94,40,143
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,21,02,38,080	15,63,37,603
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		12.92%
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) %		12.92%
7	Total amount received from allottees till date since inception of the Project (in Rs.)		31,80,89,485
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		22,26,62,640
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)		15,63,37,603
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)		22,23,09,907
11	Balance available in Designated A/c.		3,52,733
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		-6,59,72,304

This certificate is being issued on specific request of M/s Ansal Basera City 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.

Signature of Chartered Accountant with seal
(Name of the Chartered Accountant)
(Membership Number)