

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Certificate for 31st, December 2018			
Subject: Certificate of amount incurred on Gmti Greens for Construction of Plot(s), demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Anar Shahid Path, Tehsil Competent Authority/Development Authority, District Lucknow, PIN 226010, admeasuring sq. meter area, being developed by Emaar MGF Land Ltd. having RERA Registration No UPRERAPRJ5635, Designated A/C No.01056630000042 Bank Name YES Bank			
Cost of land & on site construction of Real Estate Project (All figures in Rs. Lakh)			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up to now
1	Land Cost	44,804.61	23,531.39
	(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.		
	Note :- Land Cost Including fair value of land amounting to Rs. 5,904.73 Lakhs acquired under joint development agreement.		
	SUB TOTAL LAND COST (in Rs.)	44,804.61	23,531.39
2	Project Clearance Fees	1,566.56	1,566.56
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	1,566.56	1,566.56
3	Cost of Development And construction	24,647.34	11,782.36
	(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)	24,647.34	11,782.36
3B	Cost of construction incurred (As Certified by Project Engineer)		12,000.00
3C	Total Construction Cost (Lower of 3A and 3B)		
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		
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	71,018.51	36,880.32
4	Total for PROJECT (Row 1+ Row 2+ Row 3)		48%
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)		52%
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) %		44,023.70
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		30,816.59
8	70% Amount to be deposited in Designated Account (0.7*Row 6)		30,975.59
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project)		30,975.59
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) excluding fair value of land amounting to Rs. 5,904.73 Lakhs acquired under joint development agreement.		163.50
11	Balance available in Designated A/c. (Row 9 -		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 10)		
Notes:-			
1	This certificate is being issued on specific request of M/s. Emaar MGF Land Ltd. for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records produced before me/us and is true to the best of my knowledge and belief. This Certificate is duly supported by Statement of Account of the project for the above period.		
2	The Company has registered only 734,596.95 Sq Mt out of total project area of 916,323 Sq Mt under RERA as the occupancy certificate had been applied for / received at the time of application for registration for the balance area being developed. However, considering that the books of accounts of the company are being maintained on project basis and it is not feasible to identify the cost separately for respective areas, hence the amounts presented in the certificate are for overall project and not for area registered only.		

For Jain Jindal & Co.  
FRN No. - 02587/N

Amit Jindal  
(Partner)  
M. no - 504308



Date: 31 January 2019

Place: Gurugram