

Form — S

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on : - 25.03.2018

(Mention date at the time of application)

Sr. No.: - PRATHAM/RERA/CA/CERT /001

Date : - 01/05/2018

Subject: Certificate of amount incurred on "The Alien Court" [Project Name] for Construction of Building at Trans Delhi Signature City wing(s) of The Project phase (UPRERAPRJ5928) situated on Plot No. GH C-3/1, Sector C-3, Trans Delhi Signature City, Loni, Ghaziabad (U.P.), demarcated by its boundaries (28.779366, 77.266520 to 28.777774, 77.264843) Road to the North side, Other Property to the South side, Road to the East side, & Green Belt to the West Side) of Trans Delhi Signature City, Loni, Ghaziabad (U.P.) PIN - 201102, admeasuring 17,000 sq. meter area, being developed by M/s Pratham Buildcon Private Limited.

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-
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;	544.00	459.62
	(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;	115.94	115.94
	(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);	79.15	79.15
	SUB TOTAL LAND COST (in Rs.)	739.09	654.71
2	Project Clearance Fees :-		
	(a) Fees paid to RERA	0.90	0.90
	(b) Fees paid to Local Authority	83.42	78.42
	(c) Consultant/Architect Fees (directly attributable to project)	105.00	36.75
	(d) Any other (specify)		-
	SUB TOTAL FEES PAID (in Rs.)	189.32	116.07
3	Cost of Development / Cost of construction	See note "1" below	
	(a) Cost of services (water, electricity to construction site);	*	65.31
	(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;	*	3,461.68
	(d) Cost of Labour (excluding cost of salaries of employees of the company not directly attached to project);	*	3,609.33
	(e) others related to construction	*	111.49
	SUB TOTAL DEVELOPMENT COST (in Rs.)	10,247.00	7,247.81
4	Total for PROJECT (Row 1+ Row 2+ Row 3)	11,175.41	8,018.59
5	Percentage completion of Construction Work completed (as per Project Architect's Certificate)	73.00	
5a.	Percentage completion of Construction Work completed (as per Project Engineer Certificate)	70.36	
6	Total amount received from allottees (in Rs.)		9,176.53
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)		6,423.57
7	Amount that can be withdrawn from Designated a/c, i.e. (Row 6a* Row 5a) or (Column 4 of Row 4), whichever is less		4,519.63
7a.	70% of receivables (0.7 * Row 7)		3,163.74
8	Total of (Row 6a + Row 7a)		9,587.31
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 5a) or (Column 4 of Row 4), whichever is less		6,745.63
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement		
11	Balance available in Designated A/c.		See note "2" below
12	Amount to be replenished before next quarter submission of CA certificate (Row 10 - Row 9)		-

This certificate is being issued on specific request of M/s Pratham Buildcon Private Limited for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

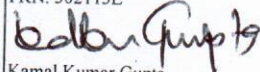
Note :

- The estimated cost has been shown as certified by the Architect and Engineer, where head wise allocation has not been made, hence only total cost figures are furnished accordingly
- Further to clarify that the project has commenced prior to RERA came into force, and the requirement for opening a separate designated account was not there. Hence, no such account was opened by the company for parking 70% of amount received from allottees, however the above format suggest to certify the separate bank account accounting for the period prior to RERA also, which seems impracticable. Also to consider that a large sum of money was incurred on the project prior to commencement of RERA. Under the circumstances we certify that the company has incurred Rs. 8018.59 Lacs as on the date aforementioned in this certificate which is in excess of 70% of amount received from allottees.

For Salarpuria & Partners

Chartered Accountants

FRN: 302113E



Kamal Kumar Gupta

Partner

M.No. 089190

