



NEHA TEOTIA & ASSOCIATES

Chartered Accountants

Form – S

CERTIFICATE
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)
Information as on : 31st MARCH 2018

Certification work Assigned vide letter no **NIL**

Dated 30th June 2018

Subject: Certificate of amount incurred on [Project Name : **RISE ORGANIC GHAR**] for Construction of FIVE Towers/Block/Building(s) situated on **JAIPURIA SUNRISE GREEN at Khasra no./Plot No.GH 03, VILLAGE SHAHPUR BAMHETA, NH 24, GHAZIABAD (UP)** 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 BAMHETA, Tehsil Ghaziabad, Competent Authority/Development Authority (GDA), District GHAZIABAD, PIN 201002, admeasuring 9025 sq. meter area, being developed by **RISE PROJECTS PVT LTD [Promoter]** having UPRERA No. UPRERA APRJ 4403 Designated A/c no . 10003106545 with IDFC BANK NOIDA.

S.No.	Particulars	Rs in Lakhs	Rs in Lakhs
		Total Cost Estimated	TOTAL Amount incurred as at 31-3-2018
1	2	3	4
1	1. Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land	825.00	825.00
	(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;	220.42	220.42
	(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);	118.00	118.00
	(e) Interest (Other than Penal Interest and Penalties etc) paid to FI, Scheduled Banks, NBFC and Unsecured Loans borrowed for Construction on purchase of Land and also to Competent Authority	-	-
	SUB TOTAL LAND COST (in Rs.)	1,163.42	1,163.42
	2. Project Clearance Fees		
	(a) Fees paid to RERA	1.00	0.50
	(b) Fees paid to Local Authority	50.00	10.39
	(c) Consultant/Architect Fees (directly attributable to project)	150.00	57.69
	(d) Any other (specify) Inspection Charges	25.00	3.40
	SUB TOTAL FEES PAID (in Rs.)	226.00	71.98
1	2	3	4
	3 A. Cost of Development / Cost of construction		
	(a) Cost of services (water, electricity to construction site);	100.00	22.14
	(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);	25.00	2.11
	(c) Cost of material actually purchased;	6,750.00	1,017.06
	(d) Cost of Labour, Work Contractors & Direct Expenses (excluding cost of salaries of employees of the company not directly attached to project);	6,235.58	1,046.00
	Sub Total of Construction cost (sum of a to d)	13,110.58	2,087.31
	3 B COST OF CONSTRUCTION (As Certified by Project Engineer)		15.92%
	3 C Total Construction Cost (lower of 3 A or 3 B)	13,110.58	2,087.31
	3 D Interest (Other than Penal Interest and Penalties etc) paid to Financial Institutions, Scheduled Banks, NBFC and Unsecured Loans borrowed for Construction	1,500.00	327.13
	3 Total Development & Project Cost (3 C + 3 D)	14,610.58	2,414.44
	4. Total for PROJECT (Row 1+ Row 2+ Row 3)	16,000.00	3,649.84
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)		
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) in %		22.81%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		3,274.73
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		2,292.31
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 8 / Row 7))		3,649.84
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)		3,248.06
11	Balance available in Designated A/c.		26.67
12	Amount that can be withdrawn from the designated Bank A/C under this certificate. (Row 9 – Row 10)		401.78

This certificate is being issued on specific request of **M/s RISE PROJECTS PVT LTD 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.

For Neha Teotia and Associates
Chartered accountants

CA Neha Teotia
M.No. 419952
FRN-019075C



Date :- 06.07.2017

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