

VIPIN GUPTA & CO.

CHARTERED ACCOUNTANTS

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31st May 2018

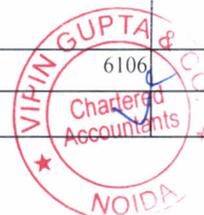
Certification work Assigned vide letter No. NIL

Dated :-31.05.2018

Subject: Certificate of amount incurred on PURVANCHAL KINGS COURT for Construction of Residential Building situated on Khasra no./Plot No. GH-02, Vinarma Khand, Gomti Nagar, Lucknow (U P)-226010., 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 _____, Tehsil _____, Competent Authority/Development Authority, District _____, PIN _____, admeasuring 8240.40 sq. meter area, being developed by Purvanchal Construction Works Pvt Ltd *having RERA Registration No . UPRERAPRJ3102 , Designated A/C No.- 713700301000334 with Vijaya Bank.*

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
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; (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.	1550	1524.73
	SUB TOTAL LAND COST (in Rs.)	1550	1524.73

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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	700	619.78
	SUB TOTAL FEES PAID (in Rs.)	700	619.78
3A	Cost of Development And construction (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);	6106	1667.09
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6106	1667.09
3B	Cost of construction incurred (As Certified by Project Engineer)		



3C	Total Construction Cost (Lower of 3A and 3B.)	6106	1667.09
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)	6106	1667.09
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8356	3811.6
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	27.30	
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)%	45.62	
7	Total amount received from allottees till date since Inception of the Project (in Rs.851.06) Before RERA Rs 300Lakh and after RERA Rs 551.06 Lakh	551.06	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	385.74	
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) Total cumulative amount is Rs 1738.66 Lakh but amount @70% i.e. Rs 385.74 can be withdrawn.	385.68	
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)	385.68	
11	Balance available in Designated A/c.	0.06	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	0.06	

This certificate is being issued on specific request of M/s Purvanchal Construction Works Pvt Ltd 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.

For VIPIN GUPTA & CO.

Chartered Accountants

 Vipin Gupta
Chartered Accountants

(Vipin Gupta)

Partner

M.No - 419018

NOIDA