



From - REG - 3			
<b>Chartered Accountants Certificate</b>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.06.2020			
Certification work Assigned vide letter No.- NIL Dated - 31.08.2020			
UDIN No. - 20409153AAAAC08758			
<b>Subject: Certificate of amount incurred on Asia-Pacific Residency Project for Construction of 48 Nos. Villas situated on Plot No. - 1 to 48, Khasra No - 576 &amp; 577 ,Village -Sarsawan,Sultanpur Road,Pargana &amp; Tehsil &amp; District - Lucknow, Uttar Pradesh, Development Authority - Lucknow Development Authority (LDA) District Lucknow ,Uttar Pradesh admeasuring 8260 Sq. Mtrs. area, being developed by Asia Pacific Construction Pvt. Ltd. having RERA Registration No. - UPRERAPRJ9580, Bank A/c No. 37602485488, Asia Pacific Construcion Pvt.Ltd. Account , State Bank of India (SBI)</b>			
		Rs. in Lacs	Rs. in Lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
1	<b>Land Cost</b> (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.	505	354
	<b>SUB TOTAL LAND COST (in Rs.)</b>	505	354
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	175	149
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	175	149
3A	<b>Cost of Development And construction</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	1,400	1,121
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	1,400	1,121
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	1,400	1,110
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	1,400	1,110
3D	<b>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)</b>	150	129
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	1,550	1,239
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	2,229	1,742



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		Rs. in Lacs	Rs. in Lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 48 Nos Villas )	79%	
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)%	78%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		1,599
8	70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>		1,119
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6 )</b>		1,742
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 )		1,119
11	Balance available in Designated A/c as on 30.06.2020		2.82
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>		625
This certificate is being issued on specific request of <b>M/s Asia Pacific Construction Pvt. Ltd.</b> 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. - Kindly also refer <b>Annexure - 1 for Notes to CA.</b>			
<b>Certificate</b>			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C			
CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 31.08.2020 Place: Greater Noida			



**Notes to CA. Certificate (ASIA-PACIFIC RESIDENCY Project – UPRERAPRJ9580)**

**Annexure - 1**

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Sale Deed Dated – 12.12.2014 & on the basis of Audited Balance Sheet of F.Y. 2018-19 for the project Land Area admeasuring 7234.07 Sq. Mtrs.

Regarding project land area admeasuring 1025.93 Sq. Mtrs., the Estimated cost has been considered on the basis of Management Representation Letter (MRL) dated 31.08.2020 and issued by the Promoter Company.

- (b) Total Estimated Construction and Development Cost for sum of Rs. 1,400 Lakhs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter Company in its books of Accounts.
- (d) The amount of Trade Payables is Rs.83.30 Lakhs as per Books of Accounts and Management Representation Letter (MRL) Dated - 31.08.2020 provided by the Promoter Company.
- (e) Estimated Finance Cost / Interest Cost for sum of Rs. 150 Lakhs have been considered on the basis of Term Loan / Credit facility (ies) which have been already taken and utilised.
- (f) The data for the period from 01.04.2019 to 30.06.2020 is unaudited further the same is based on as per books of accounts maintained by Promoter Company.
- (g) As per Management Representation Letter (MRL) dated 31.08.2020, the collection of Rs. 734 Lakhs has been received from Allottees in the bank account No. 6120842084- Indian Bank of Asia Pacific Construction Pvt. Ltd. & Rs. 865 Lakhs in the bank account no. 37602485488 State Bank of India of Asia Pacific Construction Pvt.Ltd. till date since inception of the project.