



Form-- 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30/09/2024			
Certificate work Assigned vide letter No. 190/SAT-LEKHA/गोविंदा/2024-25 Dated :- 09/10/2024			
<p>Subject: Certificate of amount incurred for Construction Work of Rapti Nagar Vistar Township & Sports City yojna situated in Village Hamidpur Khasra No. 1,2,3,4,5,6,7,25/1,25/2,26,44,45,46,48,50mi52,53,54,55,56,58,62, Village Fhattepur Khasra No. 1,2,3,4mi,6mi,7mi,8mi,11mi,12mi,13mi,15mi,16mi,17mi,18mi,21mi,22,23,24,32,35,36mi, 37mi,38mi,84mi,85,90,91,92,93,94mi,98mi,99,100,101mi,108mi,111mi,112mi,118mi,119mi,121mi,123,125mi, Village Salempur urf Mugalpur Khasra No. 10,11,12,13,14,16mi,17,19mi,20,62,68mi,69, Village Mirzapur 179mi,180mi, 181mi,182mi,183mi,184mi,185,186,187,188,190mi,191mi,194,196mi,198mi,200mi,201,203mi,204,205mi,206mi,207,208,467mi,468,469,470,471,472,473,474,475,476,477,478,480,481,483,484,486,487,488,489,490,491 and Village Manbela 697,699,688mi,691mi,693,694,700,679,701,702,703,704,705,706,707mi,716mi,717mi,719mi,720mi,678,675, 673,670,591,546mi,547,548,549,551,554mi,561mi,563mi,565,567mi,553mi,568mi,569mi,570mi,571mi,572,573,575mi,576,577mi, 580,581mi,898mi,878mi,880 Demarcated by its boundaries (latitude and longitude of two points) i.e 26.816698 and 83.382134 of village Manbela,Fattepur,Salempur urf mugalpur and Hamidpur Tehsil sadar, District Gorakhpur. Competent/ Development authority Gorakhpur District Gorakhpur admeasuring 839601.17 sq.mts. area being developed by GORAKHPUR DEVELOPMENT AUTHORITY, GORAKHPUR. having RERA Registration Number For Applied., Designated Account for RAPTI NAGAR VISTAR TOWNSHIP EVAM SPORTS CITY YOJANA A/C No. 740905000994 & IFSC code is ICIC0007409, Bank Name ICICI BANK LIMITED, 272-G, Budh Nagar, Taramandal Road, Rustampur, GORAKHPUR.(UP)-273016.</p>			
Cost of Land & Construction of Real Estate Project		(All figures in Rs. Lakh)	
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	33334.45	0
	(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);	-	-
	SUB TOTAL LAND COST (in Rs.)	33334.45	0
2	Project Clearance Fees		
	(a) Fees paid to RERA	0	0.00
	(b) Fees paid to Local Authority	0	0.00
	(c) Consultancy/Architect Fees (directly attributable to project)	0	0.00
	(d) Any other (specify)	0	0.00
	SUB TOTAL FEES PAID (in Rs.)	0.00	0.00
3A	Cost of Development & Construction	37000.00	0.00

IN FRONT OF PAC GATE, BICHHIYA CAMP, GORAKHPUR-273014
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	(a) Cost of services (water, electricity to construction site);		
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance cost, consumable etc., (so long as these costs are directly incurred in the construction of the concerned project);	0	0
	(c) Cost of material actually purchased;	0	0
	(d) Cost of Salary & Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	37000.00	0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	0.00	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	0.00	0.00
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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	37000.00	0.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	70334.45	0.00
5	Percentage completion of Construction Work completed (as per Project Engineers/Architect's Certificate)	0.00%	
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)%	0%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 6) or (Column 4 of Row 4) whichever is less		0.00
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)		0.00
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		0.00

This certificate is being issued on specific request of M/s Gorakhpur Development Authority for UP RERA compliance. The certificate is based on the information and record produced before me and is true to the best of my knowledge and belief.

Note :

- 1 Land cost are taken as provided by Project Engineers which are notional basis in total estimated cost . There is no cost incurred for this purpose during current period. The land bank are already there which are used for this project, so we are taken estimated cost which are provided to us.
- 2 Estimated cost are based on information provided by Engineering Department
(UDIN) for this document is 244180948KEHDJ8189

GUPTA SINGH & CO. SINGH & CO.
Chartered Accountants

CA NAMITA GUPTA
(M. No. 418094)
Date : 10/10/2024
Place : Gorakhpur

