

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 11 Dec 2020.

Certification work Assigned vide letter No.- 17/RERA/Raghupati/2020

Dated :- 11 JAN 2021

Subject: Certificate of amount incurred on Project - "Kalindi Kunj" situated at NH 58, Roorkee Road on Khasra No. 757, 758, 759, 760, 761 Part, 762 Part, 763, 764, 905 Part, 921 Part, 1063 Part, of village Roshanpur, Dorli, Meerut demarcated by its boundaries with entrance point longitude 29.0429020, latitude 77.7101005 & last point longitude 29.0429404 and latitude 77.7126761, "development authority" distt. Meerut-250001 admeasuring 19890.00 sq.mtr. developed by Raghupati construction Company Pvt. Ltd. (previously known as - Kalindi Construction Pvt. Ltd.)

S.No.	Particulars	Total Cost Estimated Rs.in Lacs	Amount incurred (actual out-flow) upto 11- Dec-2020 Rs. In Lacs
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	6554490	6554490
	(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;	8539086	8539086
	(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);	0	0
	(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.	0	0
	SUB TOTAL LAND COST in Rs.)	15093576	15093576
2	Project Clearance Fees	0	
	(a) Fees paid to RERA	200000	0
	(b) Fees paid to Local Authority	1000000	0
	(c) Consultant/Architect Fees (directly attributable to project)	300000	0
	(d) An other (specify)	0	0
	SUB TOTAL FEES PAID (in Rs.)	1500000	0

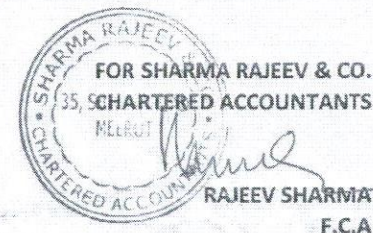


3A	Cost of Development And construction		
	a) Cost of services (water, electricity to construction site), Site Overheads;	3000000	2336456
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	50000	29200
	(c) Cost of material actually purchased	22500000	20213052
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	6500000	2791648
	Sub Total of Construction Cost in Rs.) (sum of a) to (d) of Row 3a	32050000	25370356
3B	Cost of construction incurred As Certified b	20500000	6420000
3C	Total Construction Cost (Lower of 3A and 3B)	20500000	6420000
	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
3D		0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +31))	35593576	21513576
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	52187152	36607152
5	Percentage completion Architect's Certificate)	ATTACHED	
	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)%	70.00%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	39100000	39100000
8	70% Amount to be deposited in Designated Account (in Rs.) (0.7* Row 7)	NO	NO
9	Cumulative Amount that can be withdrawn from Designated a/c (in Rs.), i.e. (Total	NA	NA
	Column 3 of Row 4 * row 6	NA	NA
10	Amount actually withdrawn till date since inception of the project (in Rs.) (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	NA	NA
11	Balance available in Designated A/c.	NA	NA
12	Amount that can be withdrawn from the designated Bank A/C under this certificate. (in Rs.) (Row 9- Row 10)	NA	NA
13	Bank Details: ICICI Bank Ltd, Vaishali, Garh Road, Meerut Branch current a/c no.097505501387		

This certificate is being issued on specific request of M/s RAGHUPATI CONSTRUCTION PVT. LTD for UP RERA compliance. The certification is based on the information and audited balance sheet provided to us and relied upon. Issued without prejudice

FOR RAGHUPATI CONSTRUCTION P.LTD
DIRECTOR

(Signature)



UPIN:- 21071646 AAAADP 7493