



Form – 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30/06/2018

Certification work Assigned vide letter No.RSD4

Dated :-16/07/2018

Subject: Certificate of Estimates for Completion of Construction work of the Project SENTOSA PARC (UPRERA Registration Number-UPRERA/PRJ6853) situated at Kh. No.990M Village Noornagar, Ghaziabad, Demarcated by its boundaries (latitude and longitude of the end-points) 28°42'23.28" & 77°25'15.19" to the North, 28°42'20.74" & 77°25'16.23" to the South, 28°42'22.11" & 77°25'11.35" to the East 28°42'21.99" & 77°25'14.35" to the West of Village Noor Nagar Tehsil Ghaziabad Competent Authority/Development Authority : Ghaziabad Development Authority, District: Ghaziabad, PIN 201010, admeasuring 3609.00 sq. meter area, being developed by Royce Promoters & Developers Pvt. Ltd. having RERA Registration No. UPRERA/PRJ6863, Designated A/C No. 511611749 Bank Name: Kotak Bank

S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow) till now
1	Land Cost	3	4
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	633	633
	(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;	691	452
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(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);	45	45
	(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.	125	14
	SUB TOTAL LAND COST (in Rs.)	1497	1148
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	0.24	0.24
	(b) Fees paid to Local Authority	7	2
	(c) Consultant/Architect Fees (directly attributable to project)	52	24
	(d) Any other (specify)	0	0
	SUB TOTAL FEES PAID (in Rs.)	59.24	26.24
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	90	24
	(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);	0	0
	(c) Cost of material actually purchased;	2280	506
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	433	138
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2803	768
3B	Cost of construction incurred (As Certified by Project Engineer)	768	
3C	Total Construction Cost (Lower of 3A and 3B.)	2803	
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)	2803	
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4359.24	1942.24
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		32%
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 }%		44%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1188
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		831.6
9	Cummulative Amount that can be withdrawn from Designated a/c- 511611749 (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		3051
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)		1162
11	Balance available in Designated A/c		26
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1863

This certificate is being issued on specific request of M/s ROYCE DEVELOPERS PVT. LTD. For UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal
(Name of the Chartered Accountant) : Sushesh Singhal
(Membership Number) : 080691

Certified

