

Deepak Yashdeep & Co.

Chartered Accountants

U.G.-11, Abhinav Kunj Vihar
17/23, Kamla Nehru Road,
Manmohan Park
Prayagraj - 211 002
Phone : 0532-2548556
Mobile : 9415215880

E-mail : manishdeep@gmail.com

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date

Information as on 31/03/2020

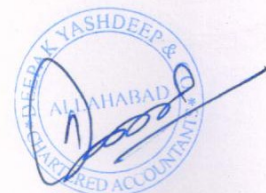
Certification work Assigned vide letter No.-SIB/MAR/08

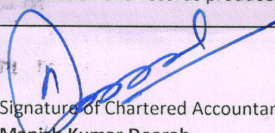
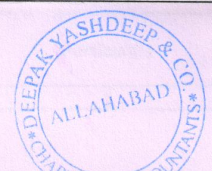
Dated :- 30/04/2020

Subject: Certificate of amount incurred on [Project Name] for Construction of one Tower/Block/Building(s) one situated on Khasra no./Plot No. 432M, Mauja Katka, Pargana Jhansi, Tahsil Phoolpur, Prayagraj, demarcated by its boundaries (latitude and longitude of the end-points) 25.42 to the North, 25.42 to the South, 81.92 to the East 81.92 to the West of Village Katka, Tehsil Phoolpur Competent Authority Prayagraj Development Authority, Prayagraj District Prayagraj, PIN 211019, admeasuring 7363 sq. meter area, being developed by Citizen Shubhalay Infrabuild LLP having RERA Registration No. -UPRERAPRJ14724, Designated A/C No. 50426423329 Bank Name-Prayagraj Bank, HSS Branch, Prayagraj

S.No.	Particulars	Total Cost Estimated	Rs. In lacs 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;	113.00	113.00
	a (i) Towards purchase of development area	2900.00	508.96
	a (ii) Towards Partnership Agreement for fulfillment of requirements for development of group housing including approach road, conversion of agriculture land etc.	165.00	159.15
	(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;	67.85	67.85
	b (ii) Addition FAR	5.41	5.41
	(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);	8.66	8.66
	(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, Penalty paid to rera.	16.77	16.77
	SUB TOTAL LAND COST (in Rs.)	3276.69	879.8

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees	0.50	1.32
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	50.00	25.10
	(c) Consultant/Architect Fees (directly attributable to project)	8.00	
	(d) Any other (specify)	150.00	88.50
	(e) Marketing and promotional expenses		
	SUB TOTAL FEES PAID (in Rs.)	208.5	114.92



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); (e) Site office construction	5.72 3560.00 15.00 10.00	5.72 1379.53 13.50 10.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3590.72	1408.75
3B	Cost of construction incurred (As Certified by Project Engineer)	3591.85	1410.50
3C	Total Construction Cost (Lower of 3A and 3B.)	3590.72	1408.75
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)	3590.72	1408.75
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7075.91	2403.47
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	33.95%	
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)%	33.97%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1226.99	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	858.893	
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)	2403.47	
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)	1188.71	
11	Balance available in Designated A/c.	18.98	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1214.76	
This certificate is being issued on specific request of M/s Citizen Shubhalay Infrabuild LLP 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.			
<div><div></div><div>Signature of Chartered Accountant with seal Manish Kumar Deorah (Membership Number-108708)</div><div></div></div>			