



**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

**Information as on 31-03-2018**

Certification work Assigned vide letter No.-----Dated 24-12--2018

Subject: Certificate of amount incurred on Sanchar Nest Awas Sahakari Samiti Ltd. for Construction of Building situated at **Plot No. GH - 07 (old GH-01), Sector 6, Palm Wood Enclave, "Wave City" Ghaziabad.** Demarcated by its boundaries (Latitude and logtitude of the end points) 28 . 38' 52.21" N 77. 30'17.15" E to the north 28.38'48.94" N 77.30'21.53" E to the South 28.38'50.09" N 77.30'23.46" E to the East 28.38'53.10" N 77.30'16.04" E to the west of village Dasna, Kazipur More, NH-24 Ghaziabad, Pin - 201001 Admeasuring 13188 sq.mts. (confirmed by the cilent) area being developed by M/s Sanchar Nest Sahakari Awas Samiti Limited having **RERA Registration No. UPRERAPRJ8714, Designated Account Number 012794600000044 with Yes Bank**

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) 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.	2531	2531
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>2531</b>	<b>2531</b>
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)	113	108
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>113</b>	<b>108</b>
3A	<b>Cost of Development And construction</b> (a) Cost of services (water, electricity to construction site, Payment to Contractors) , Site Overheads;  (b) Depreciation cost of machinery and (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);	90  0 17386 128	59  0 11631 86
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	<b>17604</b>	<b>11776</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	17631	11460
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>17604</b>	<b>11460</b>
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>	117	117
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>17721</b>	<b>11577</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>20365</b>	<b>14216</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	65.00%	
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 )%	69.81%	



7	Total amount received from allottees till date since Inception of the Project (in Rs.)	16063
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	11244
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>Estimated Cost * Proportionate Cost Incurred on the Project)</b> (Column 3 of Row 4 * row 6 )	14216
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 )	10876
11	Balance available in Designated A/c.	368
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3340

This certificate is being issued on specific request of M/s Sanchar Nest Sahakari Awas Asamiti Limited 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.

For **Ashok Jai & Co.**  
Chartered Accountants  
Firm Regn No 023067N

(ASHOK KUMAR)  
Proprietor  
M. No.086497



Delhi  
Date: 05-01-2019