



**RAVISH GARG**  
**CHARTERED ACCOUNTANTS**  
**A3/602, Eldeco Elegance Apartments, Vibhuti Khand, Gomti nagar**  
**Lucknow-226010 (U.P.)**  
**M : 8601888860, Email : caravishgarg@Gmail.com**

Form — 5

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

Information as on 25.06.2018

Dated :- 25.06.2018

**Subject:** Certificate of amount incurred on Project : Deserve Elite for Construction of Z Tower/Block/Building(s) situated on the Khasra No/ Plot no GH-7 Demarcated by its boundaries (latitude and longitude of the end points) 26°45'40" and 80°57'19" to the North 26°45'41" and 80°57'20" to the South 26°45'44" and 80°57'15" to the East 26°45'41" and 80°57'15" to the West of Tehsil Lucknow Competent/ Development authority- UP Housing & Development Board, District -Lucknow, PIN-226025, admeasuring- 11944 sq.mts. area being developed by Deserve Builders & Developer Pvt. Ltd. having RERA Registration No. UPRERAPRJ7004, Designated A/C No. 381501010037350 with Union Bank Of India, Sachivalaya Branch, Lucknow.

S.No.	Particulars	Amount in Rs.	Amount in Rs.
		Total Cost Estimated	Amount incurred (actual out-flow)
1	1	3	4
	<b>Land Cost</b>		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (11944.34*26000)	310552840	163201226
	(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;	7969015	7969015
	(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);	21902000	21902000
	(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.	181341756	59231938
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>521765611</b>	<b>252304179</b>

S.No.	Particulars	Total Cost Estimated		Amount incurred (actual out-flow)
		3	4	
1				
2	<b>Project Clearance Fees</b>			
	(a) Fees paid to RERA	72345	72345	
	(b) Fees paid to Local Authority	11481676	781676	
	(c) Consultant/Architect Fees (directly attributable to project)	59131565	39193459	
	(d) Any other (specify)	0	0	
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>70685586</b>	<b>40047480</b>	
3A	<b>Cost of Development And construction</b>			
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	12845435	5984575	
	(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);	3175508	2648660	
	(c) Cost of material actually purchased;	1155483398	278216618	
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	61960909	34210909	
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	<b>1233465250</b>	<b>321060762</b>	
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	<b>1155483398</b>	<b>217474814</b>	
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>1155483398</b>	<b>217474814</b>	

3D	<i>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)</i>	530104131	200104131
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>1685587529</b>	<b>417578945</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>2278038726</b>	<b>709930604</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	<b>19%</b>	
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)%	<b>31%</b>	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	<b>151922960</b>	
8	70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>	<b>106346072</b>	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)</b>	<b>709930604</b>	
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 )	<b>144762364</b>	
11	Balance available in Designated A/c.	<b>7160596</b>	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>	<b>565168240</b>	

This certificate is being issued on specific request of M/s Deserve Builders and Developer 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.

Signature of Chartered Accountant  
 Ravish Garg  
 (M.No 425598)

