

SAKET JAIN & CO.

CHARTERED ACCOUNTANTS

Head Office : 192, Jyoti House, Agra - 202010.
Phone: +91 562 2810138/139/140/141, +91 94122 57192, +91 9058027208.
Branch Office : 201, Tower 2, The Palms, South City 1, Gurgaon
Phone : +91 124 4017381, +91 9810555997
Email : saketjain_co@yahoo.com

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.07.2018
Certification with Assigned vide letter No. RRB/REDA/06 Dated :- 31.07.2018

Subject: Certificate of amount incurred on Ram Raghu Palazzo for Construction of one building situated on Plot No. A/117/2 & 4/117-A/1, demarcated by its boundaries (latitude and longitude of the end-points) 27°12'10.42"N x 78°00'04.30"E to the North, 27°12'08.48"N x 78°00'03.65"E to the South, 27°12'08.24"N x 78°00'04.95"E to the East 27°12'09.75"N x 78°00'03.11"E to the West (as per Google Earth) of Village Sarajpur, Tehsil Agra, Agra Development Authority, Agra District, PIN 282002, admeasuring 3111 sq. mts. area, being developed by M/s Ram Raghu Buildwell having RERA Registration No. UPRERAPN17311, Designated A/C No. 37088326697, State Bank of India.

S.No.	Particulars	Rs.	Amount Incurred (Actual out-flow) till row	Rs.
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; = Rs. 1,01,06,890/- (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; = Rs. 1,78,80,442/- (c) Acquisition cost of TDR (Transfer of Development Rights), if any; = N/A. (d) Amount 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); = N/A. (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; = Rs. 2,62,81,347/-	182950876	3	182950876
	SUB TOTAL LAND COST (in Rs.)	182950876		182950876

S.No.	Particulars	Total Cost Estimated	Amount Incurred (Actual out-flow) till row
2	Project Clearance Fees (a) Fees paid to RERA = Rs. 50,500/- (b) Fees paid to Local Authority = Rs. 1,20,00,793/- (c) Consultant/Architect Fees (directly attributable to project) = Rs. 2,82,000/- (d) Any other (specify)	12342282	12342282
	SUB TOTAL FEES PAID (in Rs.)	12342282	12342282
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site, Site Overhead; = Rs. 10,72,513/-) (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); = N/A. (c) Cost of material actually purchased; = Rs. 4,29,87,321/- (d) Cost of Salary and Wages (including cost of salaries of employees of the company not directly attached to project); = Rs. 1,45,000/-	803213305	84200249
	Sub Total of Construction Cost (in Rs.) (sum of (d) to (f) of Row 3A)	803213305	84200249
3B	Cost of construction incurred (As Certified by Project Engineer)		279865430

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S.No.	Particulars	30/12/15/2015	44200249
3C	Total Construction Cost (Lower of 3A and 3B.)	301215305	44200249
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	2992071	2992071
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	304207376	47192320
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3A)	496508463	239493407
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	48.31%	48.31%
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) %	48.34%	48.34%
7	Total amount received from allottees till date since inception of the Project (in Rs.)	71577269	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	50104158	
9	Cumulative Amount that can be withdrawn from Designated A/c, i.e. Estimated Cost * Proportionate Cost incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)	239493407	
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	68550043	
11	Balance available in Designated A/c	607%	
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)	170943364	

This certificate is being issued on specific request of Mr. Manish Bansal 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 Saket Jain & Co.,

Chartered Accountants

(FIRN: 124685M, 124685C)

(Ashish Jain)

Partner, FCA

M. No. 400089

PAN: AATYS7656K