

**D GOEL ASSOCIATES**

Chartered Accountants  
A-12, IIIrd Floor, Aditya Corporate Hub  
RDC Raj Nagar, Ghaziabad (UP)

**CA DINESH KUMAR GOEL**

B.Com, F.C.A  
0120-4120670 (O)  
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Form — S			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.06.2018			
Certification work Assigned vide letter No. NIL		Dated :- 29.07.2018	
<b>Subject:</b> Certificate of amount incurred on <b>DIYA GREEN CITY</b> for Construction of <b>Tower A,B,C,D,E,F,G,H,I,J,K,L,M,N,O, CLUB, COMMERCIAL &amp; SCHOOL</b> situated on Khasra no. 1097m, 1098 VILLAGE MORTA, GHAZIABAD, demarcated by its boundaries latitude 28° 43' 6.4" N, 77° 27' 08.08" E to the North, 28° 43' 1.95" N, 77° 27' 14.94" E to the East 28° 42' 58.73" N, 77° 27' 2.27" E to the West of Village <b>Morta</b> , Tehsil <b>Ghaziabad</b> Competent Authority/Development Authority <b>GDA</b> , District <b>Ghaziabad</b> , PIN 201001, admeasuring 47256 sq. meter area, being developed by <b>M/S EUREKA BUILDERS PVT LTD. (Consortium) having RERA Registration No. UPRERAPRJ6568</b> , Designated A/C No. 50200020919850 Bank Name <b>HDFC Bank</b>			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred till 30.06.2018
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.	2,988.93	2,988.93
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>2,988.93</b>	<b>2,988.93</b>
S.No.	Particulars	Total Cost Estimated	Amount incurred till 30.06.2018
1	2	3	4
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 - Land Use conversion charges <b>SUB TOTAL FEES PAID (in Rs.)</b>	 3.00 - 167.74 23.62 <b>194.36</b>	 3.00 - 88.59 23.62 <b>115.21</b>
3A	<b>Cost of Development And construction</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	26,707.00	8,894.00
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	<b>26,707.00</b>	<b>8,894.00</b>



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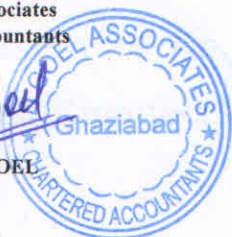
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3B	Cost of construction incurred (As Certified by Project Engineer)		10,138.45
3C	Total Construction Cost (Lower of 3A and 3B.)		8,894.00
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	410.00	275.68
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	410.00	9,169.68
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30,300.29	12,273.82
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	37.96%	
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 )%	40.51%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		13,319.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		9,323.30
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 )		12,273.82
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 )		9,323.30
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2,950.52

This certificate is being issued on specific request of M/s Eureka Builders Pvt Ltd. (Consortium) for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For D Goel Associates  
Chartered Accountants

  
FCA ARPIT GOEL  
Partner  
M.No. 418532  
Date: 29.07.2018  
Place: Ghaziabad







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**Important notes considered in CA Certificate**

**Annexure – 1**

1. The Budgeted Land Cost is considered on the basis of land cost shown as per the last audited balance sheet as on 31/03/2017.
2. Out of the total amount incurred towards Cost of development and construction (as mention in row 3A column 4) a sum of Rs 540.44 Lacs (Approx.) is outstanding to be paid to different creditors as on 30.06.2018.
3. The amount of total estimated cost of Construction and Development of Rs 26,707 Lacs is considered on the basis of Chartered Engineer's certificate.

Dated: 29/07/2018

