

**CHARTERED ACCOUNTANT'S CERTIFICATE**

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

Information as on 31/08/2018

Certification work Assigned vide letter No. ....

Dated :- 14-09-2018

**Subject:** Certificate of amount incurred on **FLORUS DEVELOPERS** for Construction of **GALAXY TOWER /Block/Building(s)** situated on Khasra no./Plot No. - 177, demarcated by its boundaries 26'44'00.2, to the North, 26'44'01.6 to the South, 83'22'08.6' to the East and 83'22'08.9' to the West of AZAD CHOWK, Tehsil -SADAR Competent Authority- Gorakhpur Development Authority, District Gorakhpur , PIN 273015, admeasuring 6506.93 sq. meter area, being developed by **FLORUS DEVELOPERS having RERA Registration No. UPRERAPR19872 , Designated A/C No.47456002100001893 Bank Name PUNJAB NATIONAL BANK**

S.No.	Particulars	Rs. in lacs	
		Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow) till now
1	Land Cost	3	4
1	(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	-	-
	(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	-	-
	<b>SUB TOTAL LAND COST (in Rs.)</b>	-	-

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b>		
	(a) Fees paid to RERA		1.13
	(b) Fees paid to Local Authority	95.00	98.13
	(c) Consultant/Architect Fees (directly attributable to project)	25.00	4.97
	(d) Any other Prelim Exp	30.00	5.00
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	150.00	109.23
3A	<b>Cost of Development And construction</b>		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	54.85	21.94
	(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);	1,199.35	479.75
		645.80	258.32
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	1,900.00	760.01
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	1,900.00	820.00
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	1,900.00	760.01
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>		-
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	1,900.00	760.01
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	2,050.00	869.24
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		42%
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 )%		42%

7	Total amount received from allottees till date since Inception of the Project (in Rs.)		251.45
8	70% Amount to be deposited in Designated Account (0.7* Row 7)		176.02
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6 )		869.24
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 )		251.45
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		617.79
This certificate is being issued on specific request of M/s Florus Developers 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

M/s Pandey & Co  
Chartered Accountants  
VivekK tripathi  
Partner

M.No.402924

Date: 14/08/2019

Place: Gorakhpur