

C M Mishra & Associates

Chartered Accountants

Office :- H-44, IInd Floor, (Near SBI Bank/ATM) Vikas Marg Laxmi Nagar, New Delhi -110092

Ph. No. 09868478969, 011-49849669, Email:camishracm@gmail.com

Form — 5			
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. /Rera/02		Dated :- 10/07/2017	
<p>Subject: Certificate of amount incurred on Futech Gateway for Construction of Tower A,B,C,D,E,F,G situated on Khasra no./Plot No.10 , demarcated by its boundaries (latitude and longitude of the end-points)Green to the North, Green to the South, Green to the East Road to the West of Village Sector-75, Noida , Tehsil Dadri Competent Authority/Development Authority, District Gautam Buddh Nagar, PIN-201301, admeasuring 20,000 sq. meter area, being developed by Futech Shelters Pvt Ltd having RERA Registration No. UPRERAPRJ7346, Designated A/C No. , Bank Name-Bank Of Maharashtra</p>			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (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.	83,19,85,126	24,59,53,530
SUB TOTAL LAND COST (in Rs.)		83,19,85,126	24,59,53,530
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	1,11,09,287	1,01,09,287
SUB TOTAL FEES PAID (in Rs.)		1,11,09,287	1,01,09,287
3A	Cost of Development And construction (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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	2,20,84,41,295	1,37,98,95,000
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		2,20,84,41,295	1,37,98,95,000
3B	Cost of construction incurred (As Certified by Project Engineer)	1,91,49,02,080	1,16,22,33,959
3C	Total Construction Cost (Lower of 3A and 3B.)	1,91,49,02,080	1,16,22,33,959
3D	a) 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)	10,64,83,480	8,39,83,480
	b) Corporate Overheads (including sales, marketing, finance, admin)	34,38,06,628	31,38,06,628
	c) Advance payment for constructions		47,95,01,541
3D	Total of 3D	45,02,90,108	87,72,91,649



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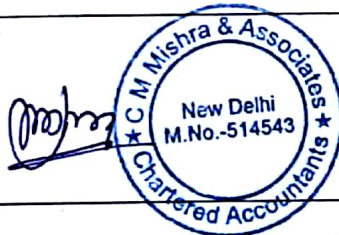
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3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,36,51,92,188	2,03,95,25,608
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3,20,82,86,601	2,29,55,88,425
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		60.69%
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)%		71.55%
7	a) Total amount received from allottees till date since Inception of the Project (in Rs.)		2,08,11,79,568
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,45,68,25,698
9	Cummulative 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)		2,29,55,88,425
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)		2,08,09,10,872
11	Balance available in Designated A/c.		2,68,696
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		21,46,77,553

This certificate is being issued on specific request of M/s Futech Shelters Pvt Ltd 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.

Signature of Chartered Accountant with seal
(CM Mishra & Associates)
(M.No.-514543)



CA C. M. Mishra
M.No - 514543

Note:

1. Estimated cost is as per management projection we do not certify the estimation of management