



# HEM SANDEEP & Co.

## Chartered Accountants

1961, Katra Kushalrai, Kinari Bazaar  
Chandni Chowk, Delhi-110 006  
Tel.: 0120-2451583, 4359024, Fax: 0120-2451268  
Mob: 9654465579

FORM 5

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### CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on : 24 th Dec 2019

**Subject:** Certificate of amount incurred on [Project Name : **RISE SPORTS VILLA / SUPER 30 VILLA**] for Construction of 83 VILLAS situated on RISE RESORTS RESD, adjoining TECHZONE IV at Plot No. SC 01, SPORTS CITY, GREATER NOIDA WEST (UP) demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village BISRAKH, Tehsil GREATER NOIDA Competent Authority/Development Authority (GNIDA), District GAUTAMBUDH NAGAR, PIN 201306, admeasuring 20000 SQ MTR + 15826 sq. meter area for future, being developed by RISE PROJECTS PVT LTD [Promoter] having UPRERA no. APPLIED FOR ( App No. 24529) Designated A/c no 6840827768 with INDIAN BANK, ANAND VIHAR DELHI 92

S.No.	Particulars	Rs in Lakhs	Rs in Lakhs
		ESTIMATES	TOTAL Amount incurred as at 24-12-2019
1	2	3	4
1	<b>1. 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) : Proportionate Value of GNIDA Dues & Developer Fee (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 and Penalties etc) paid to FI, Scheduled Banks, NBFC and Unsecured Loans borrowed for Construction on purchase of Land and also to Competent Authority	- - 6,233.79 - -	- - - - -
	<b>SUB TOTAL LAND COST (In Rs.)</b>	<b>6,233.79</b>	<b>-</b>
	<b>2. Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority - GNIDA (c) Consultant/Architect Fees (directly attributable to project) (d) Any other	2.50 10.00 47.56 10.00	1.05 - 5.00 -
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>70.06</b>	<b>6.05</b>
	<b>3 A. Cost of Development / Cost of construction</b> (a) Cost of services (water, electricity to construction site); (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;	5.00 30.00 500.00	- - -





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(d) Cost of Labour, Work Contractors & Direct Expenses (excluding cost of salaries of employees of the company not directly attached to project);	2,936.15	-
<b>Sub Total of Construction cost ( sum of a to d)</b>	<b>3,471.15</b>	<b>-</b>
<b>3 B COST OF CONSTRUCTION (As Certified by Project Engineer)</b>		<b>0%</b>

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		ESTIMATES	TOTAL Amount incurred as at 24-12-2019
3 C	Total Construction Cost ( lower of 3 A or 3 B)	3,471.15	-
3 D	Interest ( Other than Penal Interest and Penalties etc) paid to Financial Institutions, Scheduled Banks, NBFC and Unsecured Loans borrowed for Construction	25.00	-
3	Total Development & Project Cost ( 3 C + 3 D)	3,496.15	-
<b>4.</b>	<b>Total for PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>9,800.00</b>	<b>6.05</b>
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)		0%
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 ) in %		0.06%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-
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 )		-
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 )		-0.25
11	Balance available in Designated A/c.		0.25
12	Amount that can be withdrawn from the designated Bank A/C under this certificate. (Row 9 – Row 10)		0.25

This certificate is being issued on specific request of M/s RISE PROJECTS PVT LTD for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For Hem Sandeep & Co.  
Chartered Accountants

Mantreswar Karna  
Partner  
M.No- 512175

Place- New Delhi

24/12/2019