



**RBN & CO.**  
**CHARTERED ACCOUNTANTS**

Form — 5			
<b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2018			
Certification work Assigned vide letter No.001		Dated :-18-06-2018	
<p><b>Subject:</b> Certificate of amount incurred on UCHDPL, Sector-16, Plots for Construction of Tehsil Ghaziabad, Dist. Ghaziabad Tower/Block/Building(s) _____ situated on Khasra no./Plot No. _____, 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 _____, Tehsil _____ Competent Authority/Development Authority, District Ghaziabad, PIN 201015, admeasuring 1,26,760 sq.meter area, being developed by M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD [Promoter] having RERA Registration No. UPRERAPRJ3692, Designated A/C No. 023561900005820-Bank Name- YES BANK</p>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	4.00
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.	3,734.49	3,734.48
	<b>SUB TOTAL LAND COST (in Rs.)</b>	3,734.49	3,734.48
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	4.00
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 (specify)	9.90	9.90
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	49.90	49.90
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;	4,016.00	1,074.28

	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	450.00	401.42
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	4,466.00	1,475.70
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	4,016.00	1,074.28
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	4,016.00	1,074.28
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>	140.00	109.89
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	4,156.00	1,184.17
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	7,940.39	4,968.55
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		26.75
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 )%		62.57
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		4,967.19
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3,477.03
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 )		4,968.55
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 )		4,954.19
11	Balance available in Designated A/c.		13.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		14.36

This certificate is being issued on specific request of M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD 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.

RBN & CO  
Chartered Accountants  
FRN 028933N

Ramesh Kumar Jha  
M. No. 520895



Date: 28/07/2018  
Place: Noida

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No. - 001

Date : 25.06.2018

**Subject:** Certificate of Percentage of Completion of Construction Work of UCHDPL-Sector-16-Plots Project UPRERAPRJ3692 situated on the Khasra No / Plot no Sector 16, Wave City Ghaziabad.

**Demarcated by its boundaries (latitude and longitude of the end points) 28.63574 to the North 28.63115 to the South 77.53702 to the East 77.52948 to the West of Tehsil Gautam Buddha Nagar Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Gautam Buddha Nagar PIN 201002 admeasuring 196999 sq.mts. area being developed by [ Uppal Chadha Hi-Tech Developers Pvt. Ltd.]**

I/We Niraj Kumar nanda have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the UCHDPL-Sector-16-Plots Project, situated on the Khasra No/ Plot no Sector 16, Wave City Ghaziabad of tehsil Gautam Buddha Nagar competent/ development authority GHAZIABAD DEVELOPMENT AUTHORITY District Gautam Buddha Nagar PIN 201002 admeasuring 196999 sq.mts. area being developed by [Uppal Chadha Hi-Tech Developers Pvt. Ltd.]

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt Niraj Kumar Nanda as Architect ;
- (ii) M/s/Shri/Smt ADS Consulting Engineers as Structural Consultant
- (iii) M/s/Shri/Smt Rudrabhishek Enterprises Limited (REPL) as MEP Consultant
- (iv) M/s/Shri/Smt Rajesh Joshi as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ3692 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

**Table A (Not Applicable)**

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	
2	number of Basement(s) and Plinth	
3	number of Podiums	
4	Stilt Floor	
5	number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	

**Table B**  
**Internal & External Development Works in Respect of the Entire Registered Phase**

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Foothpaths	Yes		0%
2	Water Supply	Yes		0%
3	Sewarage (lines)	Yes		0%
4	Storm Water Drains	Yes		0%
5	Landscaping & Tree Planting	Yes		0%
6	Street Lighting	Yes		0%
7	Community Buildings	NA		
8	Treatment and disposal of sewage and sullage water	NA		
9	Solid Waste management & Disposal	NA		
10	Water conservation, Rain water harvesting	Yes		0%
11	Energy management	NA		
12	Fire protection and fire safety requirements	NA		
13	Electrical meter room, sub-station, receiving station	NA		
14	Electrical Network	Yes		0%

Yours Faithfully

**Niraj Kumar Nanda, Architect**  
Council of Architecture  
Niraj Kumar Nanda  
Registration No. CA/2009/46122  
Arch Reg No. CA/2009/46122

# ADS Consulting Engineers



(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

**Subject:** Certificate of Percentage of Completion of Construction Work of UCHDPL-Sector-16-Plots Project UPRERAPRJ3692 situated on the Khasra No/ Plot no Sector 16, Wave City Ghaziabad. Demarcated by its boundaries (latitude and longitude of the end points) 28.63574 to the North 28.63115 to the South 77.53702 to the East 77.52948 to the West of Tehsil Gautam Buddha Nagar Competent/ Development authority GHAZIABAD DEVELOPMENT AUTHORITY District Gautam Buddha Nagar PIN 201002 admeasuring 196999 sq.mts. area being developed by [Uppal Chadha Hi-Tech Developers Pvt. Ltd.]

I/We ADS Consulting Engineers have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the UCHDPL-Sector-16-Plots Project, situated on the Khasra No/ Plot no Sector 16, Wave City Ghaziabad of tehsil Gautam Buddha Nagar competent/ development authority GHAZIABAD DEVELOPMENT AUTHORITY District Gautam Buddha Nagar PIN 201002 admeasuring 196999 sq.mts. area being developed by [Uppal Chadha Hi-Tech Developers Pvt. Ltd.]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1	Following technical professionals are appointed by owner / Promotor :-  (i) M/s/Shri/Smt <u>Niraj Kumar Nanda</u> as Architect ;  (ii) M/s/Shri/Smt <u>ADS Consulting Engineers</u> as Structural Consultant  (iii) M/s/Shri/Smt <u>Rudrabhishek Enterprises Limited (REPL)</u> as MEP Consultant  (iv) M/s/Shri/Smt <u>Rajesh Joshi</u> as Site Supervisor	
2	The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.	
3	We estimate the Total Cost for completion of the project under reference as (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented. (INR Lac)	4,016.00
4	The estimated actual cost incurred till date 31.03.2018 is calculated at (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost. (INR Lac)	1,074.28
5	The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at (Total of S.No. 4 in Tables A and B). (INR Lac)	2,941.72
6	I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the 31.03.2018 date is as given in Tables A and B below :	

**ADS Consulting Engineers**  
F-121015-3 (IEI)  
E-24, Basement Lajpat Nagar-I  
New Delhi-24, TEL:- 011-29820822  
Email:- adsconsultingengng@gmail.com

*Aditya*

**Office :** E-24, Basement, Lajpat Nagar-1, New Delhi-110024, **Ph.:** 011-29820822  
**Residence Cum Office :** 9/1256, Vasundhara, Ghaziabad - 201012  
**Mobile :** +91-9717245166 | **E-mail :** aditya.ex.dir@gmail.com

Table A

Building/Wing/Tower bearing Number \_\_\_\_\_ or called \_\_\_\_\_

(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	4,016
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	1,074
3	Value of Work done in Percentage (as Percentage of the estimated cost ) (Row 2 / Row 1) *100)	27%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	2941.72
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	0
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( ( Row 2 + Row 5) / ( Row 1 + Row 5) *100 )	27%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B


Internal & External Development works and common amenities

(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated	Rs
2	Cost incurred as on (based on the actual cost incurred as per records)	Rs
3	Work done in Percentage (as Percentage of the estimated cost ) ( Row 2 / Row 1) *100 )	%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ( (Row 2 + Row 5) / (Row 1 + Row 5) *100 )	%
(Enclose separate sheet for the cost calculations)		

Note: External Development cost detail included in ( Table A)

Signature of Engineer  
Name  
Address  
Aadhar No. 835978226387  
PAN No. AAKPS7449F

  
**ADS Consulting Engineers**  
F-1015-3 (IEI)  
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