



Form -- 5

**CHARTERED ACCOUNTANT'S CERTIFICATE**

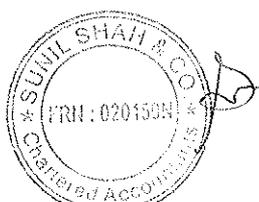
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on September 30, 2018

Certificate Work Assigned vide letter number dated October 05, 2018

**Subject:** Certificate of amount incurred on Samridhi Grand Avenue for Construction of 13 Towers situated on Plot No.GH09, TECHZONE-IV, Greater Noida, UP demarcated by its boundaries (latitude and longitude of the end-points) 28.353983N, 77.271176E to the North, 28.353960N, 77.272000E to the South, 28.354258N, 77.271761E to the East, 28.353628N, 77.271430E to the West of Greater Noida, Tehsil Gautam Budha Nagar, Competent Development Authority, Greater Noida Development Authority, District Gautam Budh Nagar, PIN 201301, admeasuring 27,989 square meter area, being developed by Samridhi Realty Homes Private Limited having RERA Registration Number: UPRERAPRJ2634, Designated Account Number: 2164002900001104, Punjab National Bank. New designated account number 57500000138904, HDFC Bank Limited yet to be edited at UP RERA Portal.

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out flow) up till 30-09-2018
		Rs. in Lakhs	Rs. in Lakhs
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;		2,887.51
	(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;		576.69
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	7,654.19	71.51
	(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);		844.88
	(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 Competant Authority.		2,364.40
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>7,654.19</b>	<b>6,744.99</b>
2.	<b>Project Clearance Fees</b>		1.45
	(a) Fees paid to RERA		0.40
	(b) Fees paid to Local Authority		428.56
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>500.00</b>	<b>430.41</b>
3A	<b>Cost of Development/Cost of construction</b>		14,227.39
	(a) Cost of services (water, electricity to construction site); Site Overheads		58.54
	(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);		10,780.38
	(c) Cost of material actually purchased;		1,383.61
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		
	<b>SUB TOTAL OF CONSTRUCTION COST (in Rs.) (sum of (a) to (d) of Row 3a)</b>		<b>26,449.92</b>
3B	<b>Cost of Construction incurred (As Certified by Project Engineer)</b>	<b>32,588.15</b>	<b>28,119.53</b>
3C	<b>Total Construction Cost (Lower of 3A and 3B)</b>		<b>26,449.92</b>
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>	<b>6,000.00</b>	<b>4,463.61</b>
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (ROW 3C + 3D)</b>		<b>30,913.53</b>
4	<b>Total for PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>46,742.34</b>	<b>38,088.93</b>



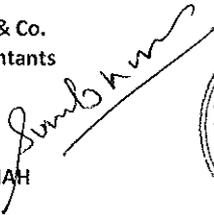
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	86.29%
6	Percentage completion of Total Project (Proportionate cost incurred on the Project to the total estimated cost) (Column 4 of row 4 / column 3 of row 4) %	81.49%
7	Total amount received from allottees till date since inception of the Project (in Rs.)	32,389.89
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	22,672.92
9	Cumulative Amount that can be withdrawn from Designated Account, i.e. (Total Estimated Cost * Proportionate Cost incurred on the Project) (Column 3 of Row 4 * Row 6)	38,088.93
10	Amount actually withdrawn till date since incorporation of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	22,672.92
11	Balance available in Designated Account	108.98
12	Amount to be withdrawn from the designated Bank Account under this certificate (Row 9 - Row 10)	15,416.01

**Notes:**

- (a) Samridhi Realty Homes Private Limited has been using account number 57500000138904 maintained with HDFC Bank Limited for collections from customers and withdrawals for expenses. However, this account is yet to be named as designated account by UP RERA despite the request of the company
- (b) Total estimated cost ( Column 3 Row 4) is based on CHARTERED ENGINEERS (M/s. Piyush Kumar Gupta ) dated 10/10/2018 .

This certificate is being issued on specific request of Samridhi Realty Homes Private Limited 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 SUNIL SHAH & Co.  
Chartered Accountants




SUNIL KUMAR SHAH  
Partner  
Membership Number: 504213  
Place: New Delhi  
Date: October, 15 2018