

# SANDEEP PRAKASH & CO.

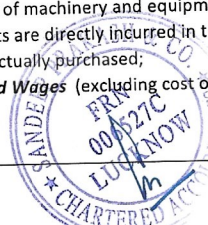
213, Murli Bhawan, 10-A, Ashok Marg,  
Lucknow -226001, Uttar Pradesh



Chartered Accountants

☎ : 9415016092 & 9935522266  
✉ : Email: spcolucknow@gmail.com

Form 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF OBTAINING RERA REGISTRATION OF PRISTINE TOWER AT OMAXE INTEGRATED TOWNSHIP, SARSAWAN, LUCKNOW)			
Information as on 26/11/2024			
Certification work Assigned vide letter No. <u>PT/02</u>		Dated :- <u>12-01-2023</u>	
<b>Subject:</b> Certificate of amount incurred for construction and development of Commercial Building "PRISTINE TOWER" situated on Plot No: Sector Shopping-2, Omaxe Integrated Township, Sarsawan, Lucknow -226010, U.P. demarcated by its boundaries (latitude and longitude of the end-points) 26.8137446 and 80.9935253 to the North, to the South, to the East and to the West of Omaxe Hazratganj at Omaxe Integrated Township admeasuring 2129.09 sq meters area, being developed by Pristine Enterprises <b>having RERA Registration No : Applied for , Designated A/C No. 521301010036842 Bank Name :- Union Bank of India</b>			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
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;	772.65	772.65
	<b>Land Cost</b> (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;	114.83	114.83
	<b>Land Cost</b> (c) Acquisition cost of TDR (Transfer of Development Rights), if any;	Nil	Nil
	<b>Land Cost</b> (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);	Nil	Nil
	<b>Land Cost</b> (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.	Nil	Nil
<b>SUB TOTAL LAND COST (in Rs.)</b>		<b>887.48</b>	<b>887.48</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	3.00	Nil
	(b) Fees paid to Local Authority	30.33	30.33
	(c) Consultant/Architect Fees (directly attributable to project)	35.00	7.50
	(d) Any other (specify)	68.33	37.83
<b>SUB TOTAL FEES PAID (in Rs.)</b>			
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; (d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	2,174.40	Nil



	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	<b>2,174.40</b>	<b>Nil</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	<b>2,174.40</b>	<b>Nil</b>
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>2,174.40</b>	<b>Nil</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>200.00</b>	<b>Nil</b>
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>2,374.40</b>	<b>NIL</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>3,330.21</b>	<b>925.31</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	<b>0.00%</b>	
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 )%	<b>27.79%</b>	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	Nil	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Nil	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>Cost * Proportionate Cost Incurred on the Project</b> (4 * row 6 )	<b>(Total Estimated (Column 3 of Row</b>	<b>925.31</b>
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 )	Nil	
11	Balance available in Designated A/c.	Nil	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>	<b>925.31</b>	

This certificate is being issued on specific request of **M/s PRISTINE ENTERPRISES** 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.

For Sandeep Prakash & Co.  
Chartered Accountants  
FRN: 006527C

CA Vishnu Bhushan Singh  
Partner (M.No.: 405175)  
UDIN : 24405175BKCGMH6638

Place: Lucknow  
Date: 26/11/2024

