



GAURAV JAI AGRAWAL & ASSOCIATES

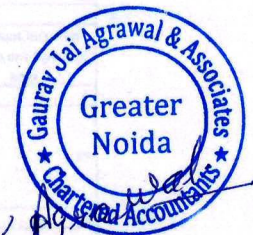
Chartered Accountants

Form - S			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30.06.2018			
Certification work Assigned vide letter No.- NIL Dated - 14.09.2018			
Subject: Certificate of amount incurred on Neotown Phase-2 for Construction of 3 Nos. Towers (J1/J2 & L) situated on Plot No. GH-03 Tech Zone IV, Greater Noida West demarcated by its boundaries Latitude 28°35'13.02"N & Longitude 077°26'17.47"E Development Authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar, admeasuring 15,067 Sq. Mtr. area, being developed by M/S Patel Advance JV having RERA Registration No. - UPRERAPRJ7256, Designated RERA Bank A/c No. - 917020058707882- Axis Bank, Patel Advance Neotown Project RERA Account.			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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.		
	SUB TOTAL LAND COST (in Rs.)	4,273	785
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)		
	SUB TOTAL FEES PAID (in Rs.)	79	39
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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6,980	318
3B	Cost of construction incurred (As Certified by Project Engineer)	6,980	245
3C	Total Construction Cost (Lower of 3A and 3B.)	6,980	245
3D	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)	1,099	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	8,079	245
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	12,431	1,069
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 3 Nos. Towers (J1,J2 & L)		4%
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)%		9%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		529
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		370
9	Cumulative 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)		1,069
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)		370
11	Balance available in Designated A/c.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		699
This certificate is being issued on specific request of M/s Patel Advance JV 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. - Kindly also refer Annexure - 1 for Notes to Accounts on CA. Certificate			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn No. 024547C Greater Noida Gaurav Agrawal (Proprietor) Member No. 2907153 14/09/2018			

Notes to CA. Certificate (Neotown Phase - 2 Project – UPRERAPRJ7256)

Annexure - 1

- (a) The Estimated & Incurred Land Cost considered on the basis of Lease Agreement with Greater NOIDA Authority, FAR Amount & Lease Rent Amount etc.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 6,980Lacs considered on the basis of Chartered Engineer Certificate.
- (c) Estimated Finance Cost / Interest Cost for sum of Rs. 1,099Lacs considered on the basis of loan amount which have been already taken and utilise for project and yet to be taken and utilise.
- (d) We have received Management Representation Letter Dated – 14.09.2018 with regard to CA. Certification requirement under The Real Estate (Regulation and Development) Act, 2016 & The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 and other relevant notifications, Office Orders, Circulars notified there under for Neotown Phase-2.



Gaurav Jai Agrawal

