



# Vinay Bansal & Associates

## Chartered Accountants

Office:- S-10, IIInd Floor, Raman Tower, Behind ICICI Bank, Sanjay Place, Agra-282002

Form — 5

### CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31/03/2018

Certification work Assigned vide letter No.5

Dated :- 06/07/2018

Subject: Certificate of amount incurred on Guru Krapa Town for Construction of Building(s)/Plot situated on Khasra no./Plot No. 565 & 566, 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 Agra, Tehsil Competent Authority/Development Authority, District Agra , PIN 282001, admeasuring sq. meter area, being developed by Kampuri Real Estate P Ltd having RERA Registration No. PRJ 11559 , Designated A/C No. 3679201000052 Canara Bank Shashtri Puram, Agra

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	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;	35	35
	(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;	13.36	13.36
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(d) Amounts payable to State Government or competent authority or any other statutory authority of	2.6	2.6
	(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 <del>money borrowed for purchase of land and also to Competent Authority</del>	5.28	5.28
<b>SUB TOTAL LAND COST (in Rs.)</b>		<b>56.24</b>	<b>56.24</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	0.25	0.2
	(b) Fees paid to Local Authority	0	0



	(c) Consultant/Architect Fees (directly attributable to project)	0.1	0.05		
	(d) Any other (specify)	0	0		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>0.35</b>	<b>0.25</b>		
3A	<b>Cost of Development And construction</b>	19.8	6.45		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;				
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs,	2.15	1.55		
	(c) Cost of material actually purchased;	33.02	30.02		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly	23.59	22.69		
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	<b>78.56</b>	<b>60.71</b>		
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	78.56	60.71		
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	78.56	60.71		
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>	0	0		
	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)</b>	<b>78.56</b>	<b>60.71</b>		
3					
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	135.15	117.2		
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	Not Available			
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 )%	0.86718461			
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	112.08			
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	78.456			
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 )	117.2			
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 )	112.08			
11	Balance available in Designated A/c.	0.2			
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 -	5.12			
This certificate is being issued on specific request of <b>M/s Kamboji Real Estate P Ltd</b> for UP RERA compliance. For 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.					
For Vinay Bansal & Associates (Chartered Accountant) CA VINAY BANSAL (Membership Number-400516)					

