

M.K. KUCHCHAL CO.

CHARTERED ACCOUNTANTS

D-106, GROUND FLOOR, VIVEK VIHAR, DELHI - 110095, TEL 011-43503614

EMAIL ID: CAMANOJGUPTA30@GMAIL.COM

CERTIFICATE No. 18-19/18

CHARTERED ACCOUNTANT'S CERTIFICATE

Form — 5

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

Information as on 31.03.2018

Certification work Assigned vide letter No. NIL

Dated :- 21.08.2018

Subject: Certificate of amount incurred on Project APPLE 7 for Construction of Towers /Block/Building(s) S2A & S2B situated on Khastara no./Plot No 10388,1260/995, 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 Doondahera, Tehsil Competent Authority/Development Authority, District Ghaziabad, PIN 201016, admeasuring 8126.791 and 9088.794 sq. meter area, being developed by ASGI Properties Pvt.Ltd [Promoter] having RERA Registration No. UPRERA/R18494, Designated A/C No. 01937630000700 Bank Name HDFC BANK on FSI bought from Ansal Urban Condominiums Pvt. Ltd.

S.No.	Particulars	Rs. in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till 31.03.2018
1	2	3	4



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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.	183171759	116348391
	SUB TOTAL LAND COST (in Rs.)	183171759	116348391

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31.03.2018
1			
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)	3	4
	SUB TOTAL FEES PAID (in Rs.)	0	0



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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);	559130259	242630272
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	559130259	242630272
3B	Cost of construction incurred (As Certified by Project Engineer) As at 20.08.2018		277500000
3C	Total Construction Cost (Lower of 3A and 3B.)	559130259	242630272
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	559130259	242630272
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	742302018	358978663
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate) as on 20.08.2018	60.50%	
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)%	48.36%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.) excluding those which have been cancelled		316960091
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		221872063.7
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated HCHC Cost * Proportionate Cost Incurred on the Project (Total of Row 4 - row 6)		358978663



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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)	316954178.6
11	Balance available in Designated A/c.	5912.41
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	42024484.41
This certificate is being issued on specific request of M/s ASGI Properties Pvt.Ltd (Name of the Promoter) 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.		
 M.K. KUCHCHHAL & CO. CHARTERED ACCOUNTANTS PLACE : DELHI DATED : 11-09-2018 FCA / 10/2018 Proprietor of M.K. KUCHCHHAL & CO. CHARTERED ACCOUNTANTS PLACE : DELHI DATED : 11-09-2018		