



Umesh K. Agrawal & Co.

CHARTERED ACCOUNTANTS

Head Office : P.O. Mohibullapur, 643A/156, Paltan Chhawani, Near Engineering College, Sitapur Road, Lucknow - 226 021

Administrative Office : 205-A, IInd Floor, Prince Complex, Hazratganj, Lucknow-226 010

Branch Office : 1/338, Vibhav khand, Gomti Nagar, Lucknow-226 010

Phone : (O) 4003138 (R) 2363669, 6444125

e-mail : umesh.fca@gmail.com / alok.fca@gmail.com

Form - 5			
CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on March 31, 2020		Dated :- July 02, 2020	
Certification work Assigned vide letter No. Kahlon/2020-21/15			
Subject: Certificate of amount incurred on KAHN EMPORIUM-I for Construction of ONE Tower/ Address- Sector-11B, Near Water Tank, Vrindavan Yojana Rai Bareli Road, Lucknow situated on Khasra no./Plot No. Sector-16/COM-11, 16/COM-12, 16/COM-13 & 16/COM-14 Vrindavan Yojana, Rai Bareli Road, Lucknow demarcated by its boundaries (latitude :26.75001 north to longitude: 80.95385 south of the end-points and latitude : 26.75069 east to longitude : 80.95426 west of the end points) of Village Sarojini NagarTehsil Competent Authority/Development Authority, District Lucknow , PIN 226017, admeasuring 2952 sq. meter area, being developed by KAHN EMPORIUM having RERA Registration No. UPRERAPRJ14285 , Designated A/C No. 125905000609, ICICI BANK LUCKNOW.			
S.No.	Particulars	In Rupees Total Cost Estimated	In Rupees Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	11,82,61,300.00	11,82,61,300.00
	(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);	20,77,370.00	20,77,370.00
	(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.	3,01,86,551.00	3,01,86,551.00
	SUB TOTAL LAND COST (in Rs.)	15,05,25,221.00	15,05,25,221.00

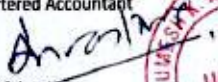
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	-	-
	(b) Fees paid to Local Authority	7,77,000.00	7,77,000.00
	(c) Consultant/Architect Fees (directly attributable to project)	1,08,000.00	1,08,000.00
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	8,85,000.00	8,85,000.00
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	4,68,465.00	4,68,465.00
	(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/Labour actually purchased/incurred;	6,85,69,489.00	6,85,69,489.00
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	3,78,733.00	3,78,733.00



	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6,94,16,687.00	6,94,16,687.00
3B	Cost of construction incurred (As Certified by Project Engineer)	6,99,78,765.00	6,99,78,765.00
3C	Total Construction Cost (Lower of 3A and 3B.)	6,94,16,687.00	6,94,16,687.00
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6,94,16,687.00	6,94,16,687.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	22,08,26,908.00	22,08,26,908.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100%	
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)%	100%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	7,74,43,819.00	
8	70% Amount to be deposited in Designated Account(0.7*Row 7)	5,42,10,673.30	
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)	22,08,26,908.00	
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)	8,57,75,567.00	
11	Balance available in Designated A/c.	52,76,604.66	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	13,50,51,341.00	

This certificate is being issued on specific request of M/s Kahlon Emporium for UP RERA compliance. The certification is based on the information and documents produced before us and is true to the best of our knowledge and belief.

For Umesh K Agrawal & Co.
Chartered Accountant


Alok Srivastava
Membership No. 076025
UDIN:20076025AAAAGA1538
Date : 02/07/2020
Place : Lucknow

