



 B - 46, Vibhuti Khand, Gomti Nagar,
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 contact@springgarden.in,
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To,
Executive Engineer,
U.P. real Estate Regularity Authority,
Naveen Bhavan, Rajya Niyojan Sansthan, Kalakankar House,
Old Hyderabad, Lucknow – 226007

Re: 1902192/U.P-RERA/Project Registration/2018-19, dated 19-02-2019

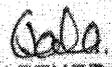
Sub: Explanation about CA Certificate, Engineer Certificate and Architect Certificate in our project Spring Garden (point no. 3 of objection letter).

Dear Sir,

As per above mentioned reference no we would like to inform that this is our new project and hence we are attaching here proforma of CA Certificate, Engineer Certificate and Architect Certificate. Actual certificates from CA (Form 5), from Architect (Form Q) and from Engineer (Form R) will be uploaded in prescribed formats by us on UP-RERA website as and when required as per rules of UP-RERA.

Thanking You

For M/s. Spring Garden
For SPRING GARDEN


Jay Ram Jalan PARTNER

(Authorised Signatory)
25.02.2019

gupta anoop & co.

Chartered Accountants

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 21/02/2019

Certification work Assigned vide letter No.

Dated :-

Subject: Certificate of amount incurred on [Spring Garden] for development of Plots demarcated by its boundaries (latitude from 26_53'33.03"N to 26_53'17.34"N and longitude from 81_4'16.87"E to 81_4'23.18"E) to the North, to the South, to the East to the West of Village Uttardhauna, Tehsil Lucknow Competent Authority/Development Authority, District Lucknow, PIN 226028, admeasuring 80111.25 sq. meter area, being developed by Spring Garden **having RERA Registration No.**, Designated A/C No. 50200035547710, HDFC Bank, Vibhuti Khand, Gomti Nagar, Lucknow Branch

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	3500	
	(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.)	3500	0
2	Project Clearance Fees		
	(a) Fees paid to RERA	1000	
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	1000	0
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	5500	
	(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)	5500	0

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guptaanoop&co.

Chartered Accountants

3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)		
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)		
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10000	0
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0
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)%		
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		
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)		0
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)		0

This certificate is being issued on specific request of M/s Spring Garden 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.

Note: this is only a proforma of CA certificate to be issued by us on the request of promoter M/s. Spring Developer.

For Gupta Anoop & Co.,
Chartered Accountants,

Mamish Pandey
21.2.19
Mamish Pandey
Mem. No. - 423856



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ENGINEER'S CERTIFICATE (On Letter Head)

Subject: (For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)
 Certificate of Percentage of Completion of Construction Work of _____ No. of Building(s)/ _____ Block(s) of the
 _____ Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no _____
 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 _____ Tehsil _____ Competent/
 Development authority _____ District _____ PIN _____ admeasuring _____ sq.mts. area
 being developed by [Promotor's Name]

I/We _____ have undertaken assignment as Project Engineer for certifying Percentage of Completion Work of the
 _____ Building(s)/ _____ Block/ Tower (s) of _____ Phase of the Project, situated on the Khasra
 No/ Plot no _____
 _____ of village _____ tehsil _____ competent/ development
 authority _____ District _____ PIN _____ admeasuring _____ sq.mts. area being
 developed by [Promotor's Name]

This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on site construction for the Real Estate Project mentioned above.

1. Following technical professionals were consulted by me for verification /for certification of the cost:

- (i) M/s/Shri/Smt _____ as Architect
- (ii) M/s/Shri/Smt _____ as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ as Site Supervisor

2. The project is still ongoing. We have estimated the cost of the completion of the civil, MEP and allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Promoter, Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Promoter, and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate the Total Cost for completion of the project under reference as Rs. _____ (Total of S.No. 1 in Tables A and B) including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.

4. The estimated actual cost incurred till date _____ is calculated at Rs. _____ (Total of S. No. 2 in Tables A and B). The amount of Estimated Cost Incurred is calculated based on amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. _____ (Total of S.No. 4 in Tables A and B).

6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed on the _____ date is as given in Tables A and B below :

Table A

Building/Wing/Tower bearing Number _____ or called _____
(To be prepared separately for each Building /Wing of the Real Estate Project/Phases. In case of more than one building, label as Table-A1, A2, A3 etc.)

S.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on date of Building Permission from Competent Authority. (based on the original Estimated cost)	Rs
2	Cost incurred as on Date (Based on the actual cost incurred as per records)	Rs
3	Value of Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%
4	Balance Cost to be incurred (Based on Estimated Cost) (1-2)	Rs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items ((Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheets for the cost calculations for each unit/building or tower)		

TABLE B

Internal & External Development works and common amenities
(To be prepared for the entire registered phase of the Real Estate Project)

S.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including common amenities and facilities in the layout as on date of Permission from Competent Authority (based on the original Estimated Cost).	Rs
2	Cost incurred as on_(based on the actual cost incurred as per records)	Rs
3	Work done in Percentage (as Percentage of the estimated cost) (Row 2 / Row 1) *100)	%
4	Balance Cost to be Incurred (Based on Estimated Cost) (1-2)	Rs
5	Cost incurred on Additional/ Extra Items not included in the Estimated Cost (Annexure A)	Rs
6	Work done in percentage (as Percentage of Estimated Cost plus additional/Extra items (Row 2 + Row 5) / (Row 1 + Row 5) *100)	%
(Enclose separate sheet for the cost calculations)		

Signature of Engineer

Name

Address

Aadhar No.

PAN No.

Annexure A

List of Extra / Additional Items executed with Cost
(which were not part of the original Estimate of Total Cost)

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.....

Date:

Subject: Certificate of Percentage of Completion of Construction Work of _____ No. of Building(s)/ _____ Block(s) of the _____ Phase of the Project [UPRERA Registration Number] situated on the Khasra No/ Plot no _____ 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 _____ Tehsil _____ Competent/ Development authority _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by [Promotor's Name]

I/We _____ have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion Work of the _____ Building(s)/ _____ Block/ Tower (s) of _____ Phase of the Project, situated on the Khasra No/ Plot no _____ of village _____ tehsil _____ competent/ development authority _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by [Promotor's Name]

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri/Smt _____ as L.S. / Architect ;
- (ii) M/s/Shri/Smt _____ as Structural Consultant
- (iii) M/s/Shri/Smt _____ as MEP Consultant
- (iv) M/s/Shri/Smt _____ as Site Supervisor

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number _____ under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	
2	_____ number of Basement(s) and Plinth	
3	_____ number of Podiums	
4	Stilt Floor	
5	_____ number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building /Block/Tower	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	

Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths			
2	Water Supply			
3	Sewarage (chamber, lines, Septic Tank, STP)			

4	Storm Water Drains			
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment and disposal of sewage and sullage water			
9	Solid Waste management & Disposal			
10	Water conservation, Rain water harvesting			
11	Energy management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub-station, receiving station			
14	Other (Option to Add more)			

Yours Faithfully

**Signature & Name (IN BLOCK LETTERS) OF L.S./Architect
(License NO.....)**