



GAURAV JAI AGRAWAL & ASSOCIATES

Chartered Accountants

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Chartered Accountants Certificate			
Form - 5			
[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 - 30.07.2018			
Subject: Certificate of amount incurred on Elegant Ville Phase - IVth for Construction of 2 Nos. (Viz. A / F) Towers situated on Plot No. - GH - 06B, Sector - Techtone - IV, Greater NOIDA West, Gautam Buddha Nagar demarcated by its boundaries Latitude 28.3538 & Longitude 77.2625 Development Authority Greater NOIDA Authority District Gautam Buddha Nagar, measuring 8,020 Sq. Mtr. area, being developed by Elegant Infracon Pvt. Ltd. having RERA Registration No. - UPRERAPR/10234, Elegant Infracon Pvt. Ltd. - RERA Designated A/c - 918020010002856 Bank Name - Axis Bank			
S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs 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.	1,565	733
	SUB TOTAL LAND COST (in Rs.)	1,565	733
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	131	71
	(d) Any other (Specify)		
	SUB TOTAL FEES PAID (in Rs.)	131	71
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);	7,158	4,537
	Sub Total of Construction Cost (in Rs.) (Sum of (a) to (d) of Row 3a)	7,158	4,537
3B	Cost of construction incurred (As Certified by Project Engineer)	7,158	4,537
3C	Total Construction Cost (Lower of 3A and 3B)	7,158	4,537
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)	841	501
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	7,999	5,039
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	9,695	5,823
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (For A & F Towers)	63%	
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 %)	60%	
7	Total amount received from allottees till date since inception of the Project (in Rs.)		5,743
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		4,020
9	Cumulative Amount that can be withdrawn from Designated A/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total (Column 3 of Row 6 * row 6))		5,823
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)		5,743
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)		80

This certificate is being issued on specific request of M/s Elegant Infracon Pvt. Ltd. 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.

For Gaurav Jai Agrawal & Associates
Chartered Accountants
Firm Regn. No. 024543

Gaurav Agrawal
(Proprietor)
Membership No. - 409153

Greater NOIDA Authority

Gaurav Jai Agrawal & Associates
Chartered Accountants

30/07/2018