

SAKET JAIN & CO.

CHARTERED ACCOUNTANTS

Head Office : 192, Jagan Bhawan, Agra - 202008.
Phone: +91 562 2810136/136/136, +91 94122 57102, +91 9096037268.
Branch Office : 201, Tower 2, The Palms, South City 1, Gurgaon
Phone : +91 124 4017381, +91 9810555097
Email : saketjain_cpa@yahoo.com

Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.07.2018
Certification work Assigned vide letter No. 808/REGA/07 Dated : 31.07.2018

Subject: Certificate of amount incurred on Ram Raghu Ananda Phase 2 for Construction of 3 Blocks A, B & C situated on Khata Nos. 1/23, 1/25, 1/32, 1/38 & Part of 306-323, demarcated by its boundaries (latitude and longitude of the end-points) 27°03'30.02"N x 77°05'42.03"E to the North, 27°03'26.06"N x 77°05'45.03"E to the South, 27°03'28.27"N x 77°05'46.16"E to the East 27°03'26.28"N x 77°05'41.29"E to the West (as per Google Earth) of Village Bahupur, Tehsil Agra, Agra Development Authority, Agra District, PIN 282007, measuring 11992 sq.mts. area, being developed by M/s Ram Raghu Builders having REGA Registration No. UPREGA/9877540, Designated A/c No. 37088319691 State Bank of India.

S.No	Particulars	Rs.	Rb.
1	Land Cost	23630005	23630005
2	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction. - Rs. 1,30,37,700/- (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. - Rs. 22,00,395/- (c) Acquisition cost of Title (Transfer of Development Rights), if any. - N/A. (d) Amount 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 part (a) above). - Rs. 55,00,000/- (e) Interest (Other Year Period Interest, Penalties etc.) paid to R. , Scheduled Banks , NBFC and Co-operative loan of State Bank of India . Marginal cost of fund based lending Rate (SBI-MCLR) on interest borrowed for purchase of land and due to Competent Authority. - N/A.		
	Total	23630005	23630005

S.No	Particulars	Total Cost Estimated	Amount Incurred (actual not flow) till date
1	Project Clearance Fees (a) Fees paid to REGA - Rs. 70,256/- (b) Fees paid to Local Authority - Rs. 23,00,395/- (c) Commencement/Completion Fees (monthly contribution to project) - Rs. 3,55,000/- (d) Any other specified - N/A.	2433651	2433651
2	Cost of Survey and Design (including cost of salaries of employees of the company not directly related to project) - Rs. 3,20,240/-	2528531	2528531
3	Cost of Survey and Design (including cost of salaries of employees of the company not directly related to project) - Rs. 3,20,240/-	457420000	8399024
4	Cost of Survey and Design (including cost of salaries of employees of the company not directly related to project) - Rs. 3,20,240/-	457420000	8399024
5	Cost of Survey and Design (including cost of salaries of employees of the company not directly related to project) - Rs. 3,20,240/-	457420000	8399024

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1C	Total Construction Cost (lower of 1A and 1B.)	457420000	8399024
1D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Bank, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction	0	0
2	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 1C + 1D)	457420000	8399024
3	TOTAL COST OF PROJECT (Row 2 + Row 3A)	457420000	8399024
4	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	6.32%	6.32%
5	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Calc of row 4 / Col.3 of row 4) %	7.55%	7.55%
6	Total amount received from allottees till date since inception of the Project (in Rs.)	30463373	30463373
7	70% Amount to be deposited in Designated Account (Row 3A)	25522803	25522803
8	Cumulative Amount that can be withdrawn from Designated A/c, i.e. Estimated Cost * Proportionate Cost incurred on the Project (Total Project)	340354079	340354079
9	Amount actually withdrawn till date since inception of the project. This shall include 10% of the amounts already realized till date but not deposited in the Designated Account.	30208875	30208875
10	Balance available in Designated A/c	86788	86788
11	Amount that can be withdrawn from the Designated Bank A/c under this certificate (Row 8 - Row 10)	457420000	457420000

For Saket Jain & Co.,

Chartered Accountants
(Firm) - 01668296

(Signature)
Partner, FCA

M. No. 405539

PAN: BAFTE5656K

This certificate is being issued on specific request of Mr. Manish Kumar for UP REGA compliance. The certificate is based on the information and records produced before us/ma and is true to the best of our/ma knowledge and belief.