रामगंगा

U.P. RERA PRJ-10831

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Form – 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on_____

Certification work Assigned vide letter No.---------- Dated :-

Ramganga Enclave Kanpur

Subject: Certificate of amount incurred on [Project Name] for Construction of _____Tower/Block/Building(s) _____ situated on 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 Authority/Development Authority, District _____, PIN _____, admeasuring sq. meter area, being developed by ____[Promoter] ***having RERA Registration No.*** 10831 , Designated A/C No.----------Bank Name-------

Khasra No - 19, 180, 182, 183, 185, 188, 189, 192, 193, 194, 195 Ganjagaon Panki, Kanpur (75392.00 M²)

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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; (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.	75392-00 M² @ 14200/- Per M² 10705-66 Lacs	10705-66 Lacs
	SUB TOTAL LAND COST (in Rs.)	10705-66⁰	10705-66⁰

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 (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	11-46 Lacs 0.50 Lacs	11.46 Lacs 0.50 Lacs
	SUB TOTAL FEES PAID (in Rs.)	11-96 Lacs	11-96 Lacs
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);	16589.00 Lacs	14042.00 Lacs
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	16589.00⁰	14042.00 Lacs
3B	*Cost of construction incurred (As Certified by Project Engineer)*	–	–
3C	*Total Construction Cost (Lower of 3A and 3B.)*	–	–

20.12.2019
आर० के० गुप्ता
अवर अभियन्ता

20.12.19
मुहम्मद कमर
सहायक अभियन्ता

आशु मित्तल
अधिशासी अभियन्ता

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	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)*	16589.00	14042.00
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	0	0
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	85%	
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)%	85%	
7	Total amount received from allottees till date since inception of the Project (in Rs.) upto 31-12-2019	6021.89 Lakh	
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	4215.32 Lakh	
9	Cummulative 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)**	100% Expenditure is more than income	
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)	100%	
11	Balance available in Designated A/c.	NIL	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	NIL	

This certificate is being issued on specific request of M/s ..... (Name of the Promoter) for UP RERA compliance. The certification is based o the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Signature of Chartered Accountant with seal
(Name of the Chartered Accountant)
(Membership Number)

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अधिशासी अभियन्ता

विनोद कुमार लाल
वित्त नियन्त्रक
का० वि० प्रा०