ATHARSH AGARWAL & ASSOCIATES
CHARTERED ACCOUNTANTS

201, IIND FLOOR,
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SANJAY PLACE, AGRA
TEL: -0562- 4012830, 9897120181
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FORM-5
CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 5th July, 2018

Subject: Certificate of amount incurred on KPS TOWN PHASE I for Construction work of Plotting situated on Khasra no. 917,924,927,930, Plot A-001 to Plot A-232 demarcated by its boundaries (latitude and longitude of the end-points) 27.117397 to the North, 78.066933 to the South, 27.116896 to the East and 78.067851 to the West of Tehsil Agra Competent Authority/Development Authority- Agra Development Authority (ADA), District AGRA, PIN 283125, admeasuring 50716 sq. meter area, being developed by Fortune Proptech Private Limited (Promoter) having RERA Registration No. UPRERAPRJ8995 , Designated A/C No. 71166200000023 Bank Name- Yes Bank Limited

S.No.	Particulars	RS. Total Cost Estimated	RS. 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; (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.	29187000	29187000
	SUB TOTAL LAND COST (In Rs.)	29187000	29187000

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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)	638800	638800
	SUB TOTAL FEES PAID (in Rs.)	638800	638800
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);	84574200	72527500
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	85213000	73166300
3B	Cost of construction incurred (As Certified by Project Engineer)	85213000	73166300
3C	Total Construction Cost (Lower of 3A and 3B.)	8521300	73166300
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	8513000	731663000
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	114400000	114400000
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	85.86%	
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)%	85.86%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	126374824.68	

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8	70% Amount to be deposited in Designated Account (0.7*Row 7)	88462377.28
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)**	98227086.48
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)	73166300
11	Balance available in Designated A/c.	118270
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	25060786.48

This certificate is being issued on specific request of **Fortune Proptech Private Limited (Promoter)** for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For ATIHARSH AGARWAL & ASSOCIATES
(Chartered Accountants)
Reg No. :021603C

ATIHARSH AGARWAL
(Proprietor)
Membership No. : 422810
PAN : AMOPA7812N