


RISHI KAPOOR & COMPANY
CHARTERED ACCOUNTANTS (F.C.A.)

 Plot No. 9 (Basement), Advocate Chambers, RDC, Raj Nagar
 GHAZIABAD - 201002

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

Information as on 31/03/2018

Certification work Assigned vide letter No 1.

Dated :- 05/07/2018

Subject: Certificate of amount incurred on Rajnagar Residency for Construction of Group Housing Tower/Block A to H & Ews/LIG situated on Khasra no. 897, 918, 935, 938, 939, 940, 941, 942, 944, 1074, 1075, 1078/1, 1079, 1087 Village Sadik Nagar Ghaziabad U.P., 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 Ghaziabad Development Authority, District Ghaziabad, PIN _____, admeasuring 28475 sq. meter area, being developed by M R Mittals Infratech Pvt Ltd. **having RERA Registration No. UPRERAPRJ6560, Designated A/C No. 916020008049184 Bank Name: Axis Bank Ltd**

S.No.	Particulars	Rs.	Rs.
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	10620,97,849	8505,30,248
	(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.		
	SUB TOTAL LAND COST (in Rs.)	10620,97,849	8505,30,248
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)		
	SUB TOTAL FEES PAID (in Rs.)	-	-
3A	Cost of Development And construction	19800,00,000	13456,91,171
	(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;	19800,00,000	13456,91,171
	(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)	19800,00,000	13456,91,171
3B	Cost of construction incurred (As Certified by Project Engineer)	19800,00,000	13869,56,554
3C	Total Construction Cost (Lower of 3A and 3B.)	19800,00,000	13456,91,171
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)	19800,00,000	13456,91,171
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	30420,97,849	21962,21,419
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		70%



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)%	72%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	20558,33,945
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	14390,83,762
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)	219,62,214
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)	219,62,214
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)	-

This certificate is being issued on specific request of M/s M R Mittal Infratech Private Limited 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.

Rishi Kapoor & Company
Chartered Accountants



(Rishi Kapoor)
F.C.A. L.L.B.
M.No. 075483