

TO WHOMSOEVER IT MAY CONCERN

We have verified the books accounts, documents of M/s Parakh Infrastructure Private Limited having RERA Registration No. UPRERAPRJ2833 and certify that the total amount incurred for Construction of residential project "The Golden Gate" situated on H-2, Jaipuria Sunrise Greens, NH-24, Ghaziabad, U.P. demarcated by its boundaries (latitude and longitude of the end-points) 28.651178, 28.650952, 77.476927, 77.477442 of tehsil-Ghaziabad District Ghaziabad, admeasuring 5176 sq. meter area, being developed by the company, designated escrow A/C No. 57500000606373 Bank Name: HDFC BANK is Rs. 2972.14 Lacs ( Including land cost) as on 31.12.2020.

(Amount in Lacs)			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31.12.2020
1	2	3	4
1	<b>Land Cost</b> (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.	803.31	803.31
	<b>SUB TOTAL LAND COST (in Rs.)</b>	803.31	803.31
2	<b>Project Clearance Fees (includes followings)</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	80.00	19.59
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	80.00	19.59
3A	<b>Cost of Development And construction ( includes followings)</b> (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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	4,565.00	2,044.40
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	4,565.00	2,044.40
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	4,565.16	2,044.40
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	4,565.00	2,044.40
3D	<b>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)</b>	150.00	104.84
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	4,715.00	2,149.24
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	5,598.31	2,972.14
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		44.70%
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 )%		53.09%
7	Total amount received from allottees till date since Inception of the Project*		2,159.76
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,511.83
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project)</b> <b>(Column 3 of Row 4 * row 6 )</b>		2,972.14
10	Amount actually withdrawn till date since inception of the project		2,158.92
11	Balance available in Designated A/c.		
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 - Row 10)</b>		813.22

This certificate is being issued on specific request of M/s Parakh Infrastructure 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.  
This is to inform to all that the company has open designated escrow bank account for rera purpose with HDFC bank. Before that the company had been depositing all collections from customers in the bank a/c No. 112110200000286 Bank Name: IDBI BANK

FOR BALRAM SINHA & Co

(Chartered Accountants)

Firm Registration No. 0237821

(Balram Kumar Sinha)

Partner

Membership No. 505439

DIN: 21505439AABG1921

Place: Gurgaon

Date: 01.02.2021

