

Bansal Piyush & Associates

Chartered Accountants

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Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 01-August-2022			
Certification work Assigned vide letter No. N/A		Dated :- 01-August-2022	
<p>Subject: Certificate of amount incurred on GURU KRIPA SANGAM for Construction & Development of plot development project with 75 residential plots situated on Khasra no. 4(MI), 4/1(MI), 4/2, 4/3,7/2, 28(MI), demarcated by its boundaries 27.526443, 77.660577 to the North, 27.524244, 77.661643 to the South, 27.524666, 77.661990 to the East, 27.525886, 77.659794 to the West of Village MAUJA SARAY AJAMABAD, Mathura under Competent Authority/Development Authority Mathura Vrindavan Development Authority, District Mathura, PIN281004, and measuring 27792.71 sq. meter area, being developed by SHREE BADRINATH CONSTRUCTIONS having RERA Registration No. A/F, Designated A/C No. 920020057236811, AXIS BANK, MATHURA BRANCH</p>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	210705834.8	210705834.8
	(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	5000000	2722653.2

SUB TOTAL LAND COST (in Rs.)

215705835

213428488

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees	144000	-
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	23874434.3	23874434.3
	(c) Consultant/Architect Fees (directly attributable to project)	500000	0
	(d) Any other (specify)		-
	SUB TOTAL FEES PAID (in Rs.)	24018434.3	23874434.3
3A	Cost of Development And construction	1500000	-
	(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;	14500000	1618402.24
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	2000000	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	18000000	1618402.24
3B	Cost of construction incurred (As Certified by Project Engineer)	17500000	1600000
3C	Total Construction Cost (Lower of 3A and 3B.)	17500000	1600000
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)	17500000	1600000
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	257224269.1	238902922.3
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	9.14%	
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)%	92.88%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-
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)		238902922.3

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)	0
11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	238902922.3

This certificate is being issued on specific request of M/s Shree Badrinath Constructions (Prop. Mr. Rahul Singhal) 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.



Piyush Bansal

Signature of Chartered Accountant with seal
CA Piyush Bansal
(Name of the Chartered Accountant)
Membership No. 449589
UDIN:22449589ANZLZP9164