

Gupta Anoop & Co.

Chartered Accountants

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30-06-2023			
Certification work Assigned vide letter dated :- 10/01/2022			
			Dated :- 16/08/2023
Subject: Certificate of amount incurred on project "Pintail Park City- Phase 3 Plots" for Development of Plots situated on Khasra No. (attached with the certificate) demarcated by its boundaries (latitude from 26°79'50.291"N to 26°78'73.523"N and longitude from 81°0'37.14"E to 81°0'37.04"E) to the North , to the South , to the East , to the West of village - Madharmau Kala Tehsil, Mohanlalganj Lucknow- 226002 Competent / Development authority Lucknow Development Authority Lucknow, admeasuring 128264 sq. meter area being developed by M/s Pintail Infracon LLP having RERA Registration No. _____ , Designated A/C No. "50200081869542" in HDFC Bank, Nirala Nagar, Lucknow			
S.No.	Particulars	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.	1912.49	0.00
	SUB TOTAL LAND COST (in Rs.)	1912.49	0.00
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)	1460.03	0.00
	SUB TOTAL FEES PAID (in Rs.)	3372.52	0.00
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);	2664.53	0.00



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2664.53	0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	2664.53	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	2664.53	0.00
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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2664.53	0.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6037.04	-
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.00%
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)%		0.00%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
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)		0
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)		0

This certificate is being issued on specific request of M/s Pintail Infracon LLP 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 Gupta Anoop & Co.,
Chartered Accountants,



Anoop Kumar Gupta
Mem. No. - 074786

UDIN: 23074786BGWOMY8782

Annexure to CA Certificate (Form-5)

S.No	Khasra No	Area (in Hect.)	Area (in sqm)
1	1048	0.126	1260
2	1049/1198 (P)	0.0938	938
3	1048/1199	0.125	1250
4	1052	0.162	1620
5	1053	0.063	630
6	1055(P)	0.1966	1966
7	1056(P)	0.1278	1278
8	1057(P)	0.7752	7752
9	1058(P)	0.537	5370
10	1060	1.046	10460
11	1061	0.0402	402
12		0.121	1210
13		0.0804	804
14	1065 (P)	0.149	1490
15	1066	0.169	1690
16	1067	0.158	1580
17	1068	0.162	1620
18	1070(P)	0.032	320
19	1071	0.036	360
20	1073(P)	0.092	920
21	1074(P)	0.088	880
22	1075(P)	0.088	880
23	1076 (P)	0.088	880
24	1080/1206	0.111	1110
25	1080	0.11	1100
26	1082	0.177	1770
27		0.076	760
28		0.158	1580
29	1084	0.122	1220
30	1085	0.041	410
31	1096(P)	0.0345	345
32	1105(P)	0.0575	575
33	1109	0.113	1130
34	1110	0.1664	1664
35	1115	0.08	800
36		0.08	800
37	1116	0.0805	805
38		0.0805	805
39	1117	0.159	1590
40		0.159	1590
41	1118	0.1720	1720
42		0.1725	1725
43		0.1725	1725
44		0.1720	1720
45	1119	0.361	3610



46	1120	0.75	7500
47	1123	0.219	2190
48	1128	0.084	840
49	1189	0.506	5060
50		0.0901	901
51	26	0.4509	4509
52	27	0.718	7180
53	28	0.423	4230
54	11	0.25	2500
55	39	0.326	3260
56	41(P)	0.155	1550
57	34(P)	0.209	2090
58	31(P)	0.122	1220
59	12(P)	0.197	1970
60	38(P)	0.596	5960
61	40	0.319	3190
TOTAL		12.826	128264

