

**SACHIN GOEL**

Chartered Accountant

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

UDIN : 19521643AAAAF8261

Information as on 30/04/2019

Certification work Assigned vide letter No. 2019-20/0001

Dated :-06/05/2019

Subject: Certificate of Percentage of Completion of development Work of POLE STAR CITY No. of Building(s)/ __N/A__ Block(s) of the __N/A__ Phase of the Project [ID19666] situated on the Khasra No/ Plot no .

794,796,797,799,800,802MI,803,804,806MI,820,821,823,824,825,826,827,828,830,830MI,834,838,841,843, 851MI,860,862,868,872,879,880,881,882,883,885,886,887,888.

Demarcated by its boundaries (latitude and longitude of the end points) 26.1547580.56663_ to the North 26.1504758.6632_ to the South 26.15486_ to the East 80.56647_ to the West of village_Purwameer_Tehsil_Kanpur Nagar_ Competent/ Development authority_Zila panchayat_District_Kanpur_PIN_209402_admeasuring_101831_sq.mts. area being developed by [Shinecity Properties Pvt. Ltd. (CIN : U70100UP2013PTC060119)] having RERA Registration No.ID UPRERAPRJ19666 , Designated A/C No.-777705775152, Bank Name-ICICI BANK LIMITED

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	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.	651.26	651.26
	SUB TOTAL LAND COST (in Rs.)	651.26	651.26

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)	15.15 10.40 1.44 NIL	15.15 10.40 1.44 NIL
	SUB TOTAL FEES PAID (in Rs.)	26.98	26.98
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); (Construction of road) (c) Cost of material actually purchased; (for plot and park) (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	759.40	235.42
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	759.40	235.42
3B	Cost of construction incurred (As Certified by Project Engineer)		235.42
3C	Total Construction Cost (Lower of 3A and 3B.)		235.42



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)	NIL	NIL
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	759.40	235.42
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,437.65	913.66
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		31.00%
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)%		63.55%
7	Total amount received from allottees till date since Inception of the Project		388.56
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		271.99
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)		913.66
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)		388.56
11	Balance available in Designated A/c.		1.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		525.11
This certificate is being issued on specific request of M/s Shinecity Properties Private Limited for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.			
Signature of Chartered Accountant with seal (SACHIN GOEL) (M. No. 521643) Date: 12th May 2019 Place: Delhi			

