

Shubham G D Agrawal & co.

CHARTERED ACCOUNTANTS

Mohalla Agrawal Sasni ,Sasni Pin 204216 ,Uttar Pradesh, India Mo. 8791205342

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 28/02/2023	
Certification work Assigned vide letter No. R/HP/01/A/23	Dated :- 13/03/2023

Subject: Certificate of amount incurred on Promoter- Bhagwan Singh for Project Hari Pearl Heights for Construction of 1 Block situated on Khasra no./Plot No. 334, 335 A, Sarsol, Pargana & Tehsil Koil, Aligarh demarcated by its boundaries (latitude and longitude of the end-points) 27.91241, 78.038519 to the North, 27.912185, 78.038433 to the South, 27.91234, 78.038603 to the East, 27.912552, 78.037973 to the West of Village Sarsol, Tehsil Koil, Competent Authority/Development Authority, District Aligarh , PIN 202001, admeasuring 3341.65 sq. meter area, being developed by Promoter- Bhagwan Singh for Project Hari Pearl Heights *having RERA Registration No .(Applied For).*

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.	0	0
	SUB TOTAL LAND COST (in Rs.)	0	0

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)	323.37	2,95302



SUB TOTAL FEES PAID (in Rs.)		323.33213	122.95302
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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	942.51	42.2652
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	942.51	42.2652
3B	Cost of construction incurred (As Certified by Project Engineer)		42.2652
3C	Total Construction Cost (Lower of 3A and 3B.)	942.51	42.2652
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	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	942.51	42.2652
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1265.84213	165.21822
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		12%
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)%		13%
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)		165.21822
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 Promoter- Bhagwan Singh for Project Hari Pearl Heights 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.

Note: The Firm has not opened the designated account till the date of this certificate.

For, Shubham G D Agrawal & Co.

Chartered Accountants

Shubham
Agrawal
CA Shubham G D Agrawal & Co.
(Proprietor)

MRN. 472049, FRN: 035029C

Date: 16/03/2024

UDIN: 24472049BKFSYX8436



Cash Flows : Area and Cash Flows Analysis of Proposed Project		
General Informtaion		
Name of the Company	M/s Hari Pearl Heights	-
Project Name	M/s Han Pearl Heights	-
Location	Sarsol	-
Type of project	Construction	-
Project start date	01/01/2021	-
Expected Completion date	31/12/2025	-
Current progress (% completion)	13%	0%
Land Area	3,342	0
FSI	2.5	0
Total Built Up Area (Sq Ft)	3,170	0
Total Saleable area (Sq Ft)	3,170	0
Receivable Details		
Total sales expected from the project (sq Ft)	3,170	0
Area Sold till date (sq Ft)	381	0
Total sales value of sold area (In Cr)	0.30	0.00
Amount already recd from sold area (In Cr)	0.30	0.00
Balance receivables from sold area (In Cr)	0.00	0.00
Unsold Area (sq Ft)	2,789	0
Current selling Rate per sft	3000-3200	0
Expected receivables from unsold area (In Cr)	32.50	0.00
Total receivables from sold and unsold area	32.50	0.00
Project Cost Details		
Total Project Cost (including land cost)	26.81	-
Land cost incurred	8.00	-
Construction Cost Incurred	2.06	-
Balance Cost to be incurred	16.75	-
Loan Details		
Loan availed (Y/N)	N	-
Bank	-	-
Sanction Amount	0	0
Amount disbursed	0	0
Outstanding loan (current in Cr)	0	0
Loan end date	-	-
Summary		
Total Receivables	32.50	0.00
Balance Cost To Be Incurred	16.75	0.00
Net Cash Flows	15.75	0.00
Average time for receivables collection (Yrs)	5	-
Rate Of Discount	0%	0%
Total Net Cash Flow Discounted	15.75	0.00
Net Cash Flow Cover	15.75	0
Loan Amount eligible	1.00	-
Net Loan (Net of Running Loan)	1.00	-

S. No.	Name of the Company	Project Name	Project Location	Type of project	Project start date	Land Area (In Sq. Mtr.)	Total Built Up Area (In Sq. Ft.)	Total Saleable Area In Sq. Ft.	Sold Area In Sq. Ft.	Unsold Area In Sq. Ft.	No. of units Sold	No. of Units Unsold	Total Expected Sales Value (INR Cr.)	Agreement Value of Sold units (INR Cr.)	Received Value of Sold units (INR Cr.)	Balance value of Sold units to be received (INR Cr.)	Value of Unsold units (INR Cr.)	Total Cost of Project (INR Cr.)	Cost Incurred Till Date (INR Cr.)	Remaining Cost To be Incurred (INR Cr.)	
1	M/S HARI PEARL HEIGHTS	M/S HARI PEARL HEIGHTS	SARSO, ALIGARH	TOWER	01/01/2021	3.342	3,170	3,170	381	2,789	1	64	32.80	0.30	0.30	0.00	31.50	26.81	10.06	16.75	
2																					
3																					
4																					
5																					
6																					
7																					
8																					
9																					
10																					
11																					
	TOTAL																				

