

CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 05/07/2018			
Certificate No - KTA/-2018-19/04			
Subject: Certificate of amount incurred for Construction of Varun heights Tower/Block/Building(s) G situated on Khasra no./Plot No. 1048, 1049 , demarcated by its boundaries to the North, to the South, to the East to the West of Village Noor Nagar , Tehsil Ghaziabad Competent Authority/Development Authority, District Ghaziabad , PIN 201017 , admeasuring sq. meter area, being developed by Varun Buildtech Pvt. Ltd.			
Cost of land & on site construction of Real Estate Project(All figures in rupees)			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up til 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;	51673300	51673300
	(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;	0	0
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0	0
	(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);	3600000	3600000
	SUB TOTAL LAND COST (in Rs.)	55273300	55273300
2	Project Clearance Fees		
	(a) Fees paid to RERA	22200	22,200
	(b) Fees paid to Local Authority	3040598	2340598
	(c) Consultant/Architect Fees (directly attributable to project)	1350000	1015000
	(d) Any other (specify)	0	0
	SUB TOTAL FEES PAID (in Rs.)	4412798	3377798
3	Cost of Development / Cost of construction		
	(a) Cost of services (water, electricity to construction site);	2272939	1972939
	(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);	355417	255417
	(c) Cost of material actually purchased;	152252579	104597748
	(d) Cost of Labour (excluding cost of salaries of employees of the company not directly attached to project);	57625657	30030580
	SUB TOTAL DEVELOPMENT COST (in Rs.)	212506592	136856684
4	Total for PROJECT (Row 1+ Row 2+ Row 3)	272192690	195507782





5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	65.34%
5a.	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	65.34%
6	Total amount received from allottees (in Rs.)	184495033
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)	129146524
7	Amount that can be withdrawn from Designated a/c, i.e. (Row 6a* Row 5a) or (Column 4 of Row 4), whichever is less(i.e. lesser of 1304.14or 9092.06)	84384339
7a.	70% of receivables (0.7 * Row 7)	59069038
8	Total of (Row 6a + Row 7a)	188215562
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 5a) or (Column 4 of Row 4), whichever is less	122980048
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	32900000
11	Balance available in Designated A/c.	0
12	Amount to be replenished before next quarter submission of CA certificate(Row 10 – Row 9)	-90080048

This certificate is being issued on specific request of M/s Varun Buildtech Pvt. Ltd. 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.

For K. Tayal & Associates

(Chartered Accountants)

FRN: 012113C

C.A. Kamal Tayal

(Proprietor)

Membership No. 074907

