



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.

| <i>Cost of land & on site construction of Real Estate Project(All figures in rupees)</i> | | Total Cost Estimated | Amount incurred (actual out-flow) up til now |
|--|--|-----------------------------|---|
| S.No. | Particulars | 2 | 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 |



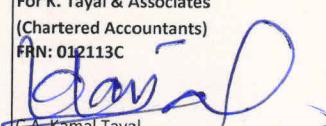
K TAYAL & ASSOCIATES

CHARTERED ACCOUNTANTS



| | | |
|-----|--|-----------|
| 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 1304.14 or 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

