

1	Land Cost	2,00,00,000	2,00,00,000
	<p>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;</p> <p>(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;</p> <p>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;</p> <p>(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);</p> <p>(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.</p>		
	SUB TOTAL LAND COST (in Rs.)	2,00,00,000	2,00,00,000
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1		3	4
2	Project Clearance Fees	77,500	77,500
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	1,14,099	1,14,099
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in RS.)	1,91,599	1,91,599



3A	Cost of Development And Construction				
	(a) Cost of services (water, electricity to construction site) , Site Overheads;				23,37,387
	(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)				2,07,864
	(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);				12,48,000
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		72,00,000		37,93,251
	Cost of construction incurred (As Certified by Project Engineer)				1,31,07,731
3B	Total Construction Cost (Lower of 3A and 3B.)		2,25,36,871		1,69,00,982
3C	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)		21,75,346		21,75,346
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		3,19,12,217		1,90,76,328
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)		5,21,03,816		3,92,67,927
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)			58.16%	
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)%			75%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)			Not Applicable	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)			Not Applicable	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6)			Not Applicable	



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)	Not Applicable
11	Balance available in Designated A/c.	Not Applicable
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	Not Applicable

This certificate is being issued on specific request of **M/S SHREE RADHE DEVELOPERS & BUILDERS** 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 subject to our comments given hereunder.

The estimated cost in the certificate has been incorporated on the basis of certificate of Er. Devesh Kumar Pandey, Engineer and Structural Consultant, Babulal Ka Karkhana, Gwalior Road, Jhansi provided to us by M/S SHRI RADHE RADHE DEVELOPERS AND BUILDERS. However we do not certify for the accuracy of these estimates.

For ANAND SAXENA & CO.
Chartered Accountants



(Handwritten signature)

(Anand K. Saxena)
Proprietor

Place : Jhansi

Date : 22/07/2018