KARIWALA & COMPANY
(CHARTERED ACCOUNTANTS)

7/460, SECTOR -7 JANKIPURAM VISTAR,
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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.06.2018

Certification work Assigned vide letter No.---------- Dated :- 14/08/2018

Subject: Certificate of amount incurred on Construction Work of EWS, GH-1, Sec-L/1 No. of Building(s)/ B1, B2, B3, B4, B5, B6, B7, & B8 Block(s) of the Mother City Phase of the Project UPRERA PRJ3604 situated on the Khasra No/ Plot no 132, 136, 137, 139, 141, 142, 143, 144, 145, 146 & 147. Demarcated by its boundaries 26.792895 to the North, 26.793200 to the South, 81.005927 to the East, 81.005457 to the West of village_____Tehsil Sarojini Nagar Competent/ Development authority Lucknow Development Authority District Lucknow PIN 226002 admeasuring 11600 sq.mts. area being developed by Ansal Properties & Infrastructure Limited. ***having RERA Registration No*** **. UPRERA PRJ3604, Designated A/C No. 50200026577916 Bank Name HDFC Bank Ltd.**

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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.	225.05	211.34
	SUB TOTAL LAND COST (in Rs.)	225.05	211.34

S.No.	Particulars	TotalCostEstimated	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)	26.49	21.49
	SUB TOTAL FEES PAID (in Rs.)	26.49	21.49
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 ***Salary and Wages*** (excluding cost of salaries of employees of the company not directly attached to project);	2213.01	1939.69
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2213.01	1939.69
3B	***Cost of construction incurred (As Certified by Project Engineer)***	2213.01	1939.69
3C	***Total Construction Cost (Lower of 3A and 3B.)***	2213.01	1939.69

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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)***	0.00	0.00
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	2213.01	1939.69
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	2464.55	2172.52
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	87.65%	
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)%	88.15%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1359.08	
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	951.356	
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)**	2172.52	
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)	945.356	
11	Balance available in Designated A/c.	6	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	1227.164	

This certificate is being issued on specific request of M/s Ansal Properties & Infrastructure Limited 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.

For KARIWALA & COMPANY
Chartered Accountants

(CA Piyush Kumar Kariwala)
Partner
Place: Lucknow
Date: 14/08/2018

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