

UDIN : 22432257ANCUQ89169		Form - REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on : 31.03.2022			
Certificate No. RNGC/RERA/UP/DPK/567		Date :- 18.07.2022	
Subject: Certificate of amount incurred on "RATAN PEARLS (PHASE I)" for Construction of 3 (Three) Tower/Block/Building(s) situated on Khasra no./Plot No. GH-01, SECTOR 16, demarcated by its boundaries : 28.611705, : 77.461718, : 28.611972, : 77.462300 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Sector 16, Tehsil : Gautam Buddha Nagar, G. Noida Development Authority, District G. Noida, PIN 201310., admeasuring 12648 sq. meter, being developed by Ratan Buildtech Private Limited having RERA Registration No.UPRERAPRJ8629 Designated A/C No. 396401010296217 Bank Name : UNION BANK OF INDIA : GENERAL GANJ BRANCH KANPUR			
		Rs. in lakhs	
S.No.	Particulars	Total Cost Estimated	Amount incurred
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.	2892.94	2892.94
SUB TOTAL LAND COST (in Rs.)		2892.94	2892.94

S.No.	Particulars	Total Cost Estimated	Amount incurred
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)	207.06	184.79
	SUB TOTAL FEES PAID	207.06	184.79
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);	8850.00	8527.91
	Sub Total of Construction Cost (sum of (a) to (d) of Row 3a)	8850.00	8527.91
3B	Cost of construction incurred (As Certified by Project Engineer)	8850.00	8530.00
3C	Total Construction Cost (Lower of 3A and 3B.)	8850.00	8527.91
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)	1450.00	1374.45
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	10300.00	9902.36
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	13400.00	12980.10
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	96.38%	
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)%	96.87%	
7	Total amount received from allottees till date since Inception of the Project (Excluding GST)	10944.28	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	7661.00	
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)	12980.10	
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)	7659.84	
11	Balance available in Designated A/c.	1.16	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	5320.26	

This certificate is being issued on specific request of M/s Ratan Buildtech Private 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.

Note :- It is to note that designated bank account (A/c. No. 396401010296217 UBI) is maintained by the promoter for both the phases (Phase 1 and Phase 2) of the project combinedly. The withdrawal as mentioned above in point 10 has been calculated as 70% of net amount received from allottees for the particular phase.

* It is further declared that the RERA Designated account is also the collection account of both the Phases (I and II) in which 70% amount realised from allottees shall be withdrawn and utilized as per the provisions of Sec 4(2)(l)(d) of the Act.

Note : The estimated cost of project has been taken as Rs. 134 crores as against Rs. 110 crores submitted at the time of registration of project due to change/increase in estimation. The promoter is in the process of getting the same updated at the office of UP RERA.

Date: 18.07.2022

Place: Jaipur

For Ramanand Goyal & Company
FRN: 002384C

CA Praneti Agarwal
(Partner)
Membership No: 432257

