

Mayank Agarwal

FCA

35-A-7A, Rampur Garden, Opp. Prabha Theatre, Bareilly. Phone: 2578457,9837150351

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.06.2018

Certification work Assigned vide letter No.1

Dated :- 05.07.2018

Subject: Certificate of amount incurred on [Project Name] for Construction of Kamla Mannsions Tower/Block/Building(s) ONE situated on Khasra no./Plot No.790,793/1, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Surkha Chavni Ander Chungi, Tehsil Bareilly Competent Authority: Bareilly Development Authority, District Bareilly, PIN 243001, admeasuring 2558.80sq. meter Plot area, being developed by SPVP Infra Developers having RERA Registration No .UPRERAPR4503, Designated A/C No. 37046094244 Bank Name State Bank OF India, Specialised Commercial Branch, Civil Lines Bareilly.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	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.	383	383
	SUB TOTAL LAND COST (in Rs.)	383	383

S.No.	Particulars	Total Cost Estimated	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)	33	25
	SUB TOTAL FEES PAID (in Rs.)	33	25
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);	1774	601
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1774	601
	Cost of construction incurred (As Certified by Project Engineer)	1774	601
3B		1774	601
3C	Total Construction Cost (Lower of 3A and 3B.)		



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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)	100	75
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1874	676
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2190	1009
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	
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)%	46.07%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		280
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		196
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)		1008
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)		280
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		728

This certificate is being issued on specific request of M/s SPVP Infra Developers (Project Kamla Mannsions) 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.

Signature of Chartered Accountant with seal
(CA MAYANK AGARWAL)
(Membership Number 409320)

