

**DEEPAK SINGHAL, CHARTERED ACCOUNTANT,**

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Certification work Assigned vide letter No. _____

Dated :- **02.07.2018**

Subject: Certificate of amount incurred on **Shri Radha Sky Gardens (RERA Reg. No. UPRERAPRJ7482)** for Construction of **Shri Radha Sky Gardens Phase-1** Tower/Block/ Building(s) **Plot No. GH-05, Sector-16B, Greater Noida (West)** situated on Khasra no./Plot No. **Part of GH-05, Sector 16B, Greater Noida**, demarcated by its boundaries (latitude **28 36 34.27** and longitude **77 27 0.87** of the end-points) to the North, to the South, to the East to the West of Village **Greater Noida**, Tehsil Competent Authority/Development Authority, District **Greater Noida**, PIN **201308**, admeasuring **56483** sq. meter area, being developed by **SJP Infracon Limited** having **RERA Reg. No. UPRERAPRM14486**, Designated A/C No. **57500000075366** 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.	14800	11110
	SUB TOTAL LAND COST (in Rs.)	14800	11110
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)	1500	1354
	SUB TOTAL FEES PAID (in Rs.)	1500	1354
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);	49900	43349
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	49900	43349
3B	Cost of construction incurred (As Certified by Project Engineer)	49900	43270
3C	Total Construction Cost (Lower of 3A and 3B.)	49900	43270
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)	3300	2812
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	53200	46082
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	69500	58546
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	86.71%	
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)%	84.24%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.) *	67041	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	46929	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total) (Column 3 of Row 4 * row 6)	58546	
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)	46929	
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)	11617	

* Note: Amount received from allottees includes all taxes etc.

This certificate is being issued on specific request of **M/s SJP Infracon 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.

(Deepak Singhal)
(M. No. - 417150)

