



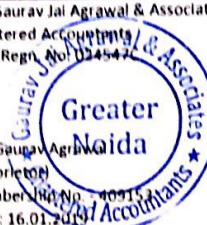
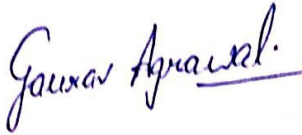
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.12.2018			
Certification work Assigned vide letter No.- NIL Dated - 11.01.2019			
Subject: Certificate of amount incurred on Bulland Elevates, for Construction of 6 Nos. Towers (A / B / C / D / E / F) situated on Plot No. - GH - 3A, Sector - 16C, Greater NOIDA West, Gautam Buddha Nagar, Development Authority Greater NOIDA Industrial Development Authority, admeasuring 20,286 Sq. Mtr. area, being developed by Bulland Buildtech Pvt. Ltd. having UP RERA Registration No.- UPRERAPRJ4967, Designated Bank A/c No. - 91961010000060 - Syndicate Bank, Bulland Buildtech Pvt. Ltd.			
S.No.	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs Amount incurred 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.	4,754	2,352
	SUB TOTAL LAND COST (in Rs.)	4,754	2,352
S.No.	Particulars	Total Cost Estimated	Amount incurred 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)	202	138
	SUB TOTAL FEES PAID (in Rs.)	202	138
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);	22,000	12,100
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	22,000	12,100
3B	Cost of construction incurred (As Certified by Project Engineer)	22,000	12,100
	3C Total Construction Cost (Lower of 3A and 3B.)	22,000	12,100
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)	1,500	714
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	23,500	12,814

Gaurav Agrawal



B9007, Tower No. B, GC-16th Avenue,
Gaur City-2nd, Sector-16 C, Greater NOIDA West,
Gautam Buddha Nagar (U.P) 201009



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S.No.	Particulars	Rs. in Lacs Total Cost Estimated	Rs. in Lacs Amount Incurred till now
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	28,455	15,304
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 6 Nos. Towers)	55%	
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)%	54%	
7	Total amount received from allottees till date since inception of the Project (In Rs.)		16,355
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		11,449
9	Cumulative 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)		15,304
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)		11,449
11	Balance available in Designated A/c		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		3,855
This certificate is being issued on specific request of M/s Bulland Bulldtech Pvt. Ltd. for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. Kindly also refer Annexure - 1 for Notes to Accounts on CA. Certificate			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024542  CA. Gaurav Jai Agrawal (Proprietor) Member No. 40915 Date: 16.01.2019 Place: New Delhi 			



Notes to CA. Certificate (Bulland Elevates – UPRERAPRJ4967)

Annexure - 1

- (a) The Estimated & Incurred Land cost considered on the basis of Lease Deed Dated – 01.11.2010 between Greater NOIDA Industrial Development Authority and Bulland Buildtech Pvt. Ltd.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 22,000 Lacs considered on the basis of Engineer's Certificate.
- (c) Estimated Finance Cost / Interest Cost for sum of Rs. 1,500 Lacs considered on the estimation basis of Interest on Loan amount which have been already taken and utilise for project and yet to be taken and utilize.
- (d) The data of F.Y. 2018-19 from 01.04.2018 to 31.12.2018 is unaudited further the same is based on as per books of accounts maintained by Promoter Company
- (e) Construction and Development Cost considered on Accrual basis.

Gaurav Agrawal

