



(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
s on 30th June 2018			
Certification work Assigned vide letter No. Nil		Dated :-01.07.2017	
Subject: Certificate of amount incurred on SG BENEFIT for Construction of One Tower situated on Khasra no. CP-1/B, Govindpuram, Ghaziabad located at boundaries (latitude 28°40'56" N and longitude 77°29'08"E) at CP-1/B, Govindpuram, Ghaziabad admeasuring 5273.22 sq. meter area, being developed by M/s SG ESTATES LTD. having RERA Registration No. UPRERAPRJ939 , Designated A/C No. 7777052225064 Bank Name ICICI BANK			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	Land Cost	3	4
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	2945	2945
	(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;	450	450
	(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.	-	-
	SUB TOTAL LAND COST (in Rs.)	3395	3395
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.38	0.38
	(b) Fees paid to Local Authority (including in 1(b) Above)	-	-
	(c) Consultant/Architect Fees (directly attributable to project)	70	63.65
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	70.38	64.03
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) ,	30	11.12
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc.,	-	-
	(c) Cost of material actually purchased including amount paid to contractor	2827.62	2601
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	130	120
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2987.62	2732.12
3B	Cost of construction incurred (As Certified by Project Engineer)		2732.12
3C	Total Construction Cost (Lower of 3A and 3B.)	2987.62	2732.12
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)	698	624
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3685.62	3356.12
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3) (Excluding Sales and Marketing)	7151	6815.15



5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	91.00%
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)%	95.30%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	3774.27
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	2641.989
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)	6815.15
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)	3774.27
11	Balance available in Designated A/c.	NIL
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	3040.88

This certificate is being issued on specific request of M/s SG ESTATES LTD. 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 H.N.PRADHAN & CO.
Chartered Accountants
Firm's Regn. No. 02208N

ARPIT BATWARA

(ARPIT BATWARA)
Partner
M.No. 532503

