



# RAVINDRA TIWARI & COMPANY

## Chartered Accountants

52, Tarani Colony, Near Shanti Bal Niketan School, Behind Forest Office,  
AB Road, Dewas – 455001  
Mobile: 98265-48071 / 90748-02553,  
Mail ID: [caravindrat@gmail.com](mailto:caravindrat@gmail.com)  
Website: [www.cartc.in](http://www.cartc.in)

### Format — 2 C

### CHARTERED ACCOUNTANT'S CERTIFICATE

**FOR THE QUARTER/PERIOD ENDING: DECEMBER 2020**

**UDIN: 21412056AAAABE8082**

**Date: 28/01/2021**

This is to certify that **M/S SHUBH LABH REALITY LTD** having its **project- TIRUMALA TOWN BLOCK B** RERA Registration No. P-IND-19-045 Designated A/c No **37007035046** with STATE BANK OF INDIA has incurred **Rs 2360.86** Lacs on eligible items of Land Cost, Project clearance Fees, development cost and construction cost of the project and collected **Rs.2151.94 Lacs**. From the project till the quarter ended on 31/12/2020 as per following details-

<i>(All amounts in Lacs)</i>				
S. No.	Particulars	Total Cost Estimated	Cost incurred on project during the quarter ended on 31/12/2020	Accumulated cost incurred on project till 31/12/2020
1	2	3	4	5
1.	<b><u>Land Cost</u></b>			
	(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;	219.86	-	219.86
	(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,	17.43	-	17.43



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	registration fees etc. (if not included in (a) above);			
	<b><u>SUB TOTAL - LAND COST</u></b>	237.29	-	237.29
2.	<b><u>Project Clearance Fees</u></b>			
	(a) Fees paid to RERA	1.38	-	1.38
	(b) Fees paid to T&CP Deptt.	0.46	-	0.46
	(c) Fees paid to Local Authority (Municipal Corporation/ Panchayat)	11.49	-	11.49
	(d) Consultant/Architect Fees (directly attributable to project)	8.33	-	18.50
	(e) Any other (specify)- Environmental Aspects	2.82	-	2.82
	Development Fees	19.91	-	19.91
	Diversion Fees	1.79	-	1.79
	<b><u>SUB TOTAL-Project Clearance Fees</u></b>	46.18	-	56.49
3.	<b><u>Cost of Development &amp;Construction</u></b>			
	(a) Cost of services (water, electricity on construction site);	33.33	3.05	36.18
	(b) Depreciation cost of machinery and equipment purchased, or hire 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;	1526.49	82.46	1261.69
	(d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);	654.21	28.32	769.21
	<b><u>SUB TOTAL- Cost of Development &amp; Construction</u></b>	2214.04	113.83	2067.08
4	<b><u>SUB TOTAL OF EXPENDITURE (1+2+3)</u></b>	2497.50	113.83	2360.86
5.	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	93.00%		



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5a.	% completion of total project (including cost of land and project clearance fees paid)	95.00%
6	Total amount received from allottees till the end of the quarter	RS. 21,51,94,833/-
6a	70% of the amount required to be deposited in separate designated A/c ( <b>Row 6* 0.70</b> )	Rs.. 15,06,36,384/-
7	Total balance amount receivable from allottees at the end of the quarter ( <b>only booked property</b> )	RS. 4,24,48,687/-
7a	70% of the receivables ( <b>Row 7*0.70</b> )	RS 2,97,14,081/-
8	Total ( <b>Row 6a+7a</b> )	RS. 18,03,50,465/-
9	Amount that can be withdrawn from Designated a/c, i.e. ( <b>Row 8* Row 5a</b> ) or ( <b>Column 5 of Row 4</b> ), whichever is less	RS.17,13,32,941/-
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	RS. 14,71,92,403/-
11	Balance available in Designated Bank A/c	Rs. 34,43,981/-
12	Amount overdrawn, if any ( <b>Row 10 – Row 9</b> )	-
13	Amount overdrawn as per Form 2A/2C immediately preceding to this certificate	-

This certificate is being issued on specific request of **M/s Shubh Labh Reality Ltd.** for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records



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produced before us and are true to the best of my knowledge and belief. This Certificate is duly supported by Statement of Account of the project for the above period.

**For Ravindra Tiwari & Company**  
**Chartered Accountants**

**CA. Ravindra Tiwari**  
**(Proprietor)**  
**FRN: 020124C**  
**MRN: 412056**