



From - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 15.09.2021			
Certification work Assigned vide letter No.- NIL Dated -16.09.2021			
UDIN No. - 21409153AAAACJ3934			
Subject: Certificate of amount incurred on Green Park Project for Plotted Development situated at Khasra No. 112, Ami Nagar, Sarai Road, Gurana, District Bhagpat, Uttar Pradesh, Development Authority - Baghpat Baraut Khekra Development Authority (BBKDA), admeasuring 33,120 Sq. Mtrs. area, being developed by Laxmi Associates having UP RERA Registration No. - N.A. ,Separate Bank A/c No. 023672500000040, Laxmi Associates Separate Bank Account for Green Park , Yes Bank			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	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.	181	181
	SUB TOTAL LAND COST (in Rs.)	181	181
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)	250	218
	SUB TOTAL FEES PAID (in Rs.)	250	218
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);	1,000	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,000	-
3B	Cost of construction incurred (As Certified by Project Engineer)	1,000	-
3C	Total Construction Cost (Lower of 3A and 3B.)	1,000	-
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,000	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,430	399



From - REG - 3		
Chartered Accountants Certificate		
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)		
Information as on 15.09.2021		
Certification work Assigned vide letter No.- NIL Dated -16.09.2021		
UDIN No. - 21409153AAAACJ3934		
Subject: Certificate of amount incurred on Green Park Project for Plotted Development situated at Khasra No. 112, Ami Nagar, Sarai Road, Gurana, District Bhagpat, Uttar Pradesh, Development Authority - Baghpat Baraut Khehra Development Authority (BBKDA), admeasuring 33,120 Sq. Mtrs. area, being developed by Laxmi Associates having UP RERA Registration No. - N.A. ,Separate Bank A/c No. 023672500000040, Laxmi Associates Separate Bank Account for Green Park , Yes Bank		
	Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated
1	2	3
5	Percentage completion of Construction Work completed (as per Project Engineer 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)%	28%
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)	-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	-
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)	399
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	Balance available in Designated A/c as on 15.09.2021	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	399
This certificate is being issued on specific request of M/s Laxmi Associates for UP 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 CA. Certificate		
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 21.09.2021 Place: Greater Noida		



Notes to CA. Certificate (Green Park Project)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Sale Deed dated 04.01.2012 of the Project Land Area admeasuring 33,120 Sq. Mtrs.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 1,000 Lacs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter in its books of Accounts.
- (d) The amount of Trade Payables is Rs. NIL as per Books of Accounts and Management Representation Letter (MRL) Dated - 16.09.2021 provided by the Promoter Company.
- (e) The data for the period from 01.04.2020 to 15.09.2021 is unaudited further the same is based on as per the books of accounts maintained & produced before me by Laxmi Associates.