

SANDEEP PRAKASH & CO

213, Murli Bhawan, 10-A, Ashok Marg
Lucknow- 226001, Uttar Pradesh



9415016092 & 9935522266
E-mail: spcolucknow@gmail.com

Chartered Accountants

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE			
FOR THE PURPOSE OF OBTAINING RERA REGISTRATION OF LOTUS COURT PHASE 2 TOWER 5 PROJECT			
Information as on-15.09.2022			
Certification work Assigned vide letter No.		Dated :-	
Subject: Certificate of amount incurred on LOTUS COURT PHASE 2 TOWER 5, for Construction of residential Towers/Block/Building(s) situated on Khasra No./Plot No.- 182 demarcated by its boundaries (Latitude 26 D 53M 03.17S -N to 26D 52M 59.24S - N, and Longitude 81D 03M 22.99S -E to 81D 03 M 20.93S - E) to the North, to the South, to the East to the West of Village-Semra, LDA, District Lucknow, . PIN 226028,admeasuring 16020 sq. meter area, being developed by Viraj Constructions Pvt. Ltd. having RERA Registration NO. to be applied , Designated A/C No.-7177 0021 0000 2041, Bank Name- Punjab National Bank.			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	2	3	4
	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction.	63.00	Nil
	(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.	8.00	Nil
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any.	Nil	Nil
	(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).	Nil	Nil
	(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.	Nil	Nil
	SUB TOTAL LAND COST (in Rs.)	71.00	Nil
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	Project Clearance Fees		
	(a) Fees paid to RERA	0.21	Nil
	(b) Fees paid to Local Authority	4.81	Nil
	(c) Consultant/Architect Fees (directly attributable to project)	6.98	Nil
	(d) Any other (specify)	Nil	Nil
	SUB TOTAL FEES PAID (in Rs.)	12.00	Nil
	Cost of Development And construction	Nil	Nil
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	6.00	Nil
	(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);	Nil	Nil
	(c) Cost of material & labour	969.00	Nil
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project).	28.00	Nil
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1003.00	Nil
3B	Cost of construction incurred (As Certified by Project Engineer)	959.00	Nil
3C	Total Construction Cost (Lower of 3A and 3B.)	959.00	Nil
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)	18.00	Nil
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	977.00	Nil
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1060.00	Nil
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		Nil
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)%		Nil



7	Total amount received from allottees till date since Inception of the Project (in Rs)	Nil
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Nil
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. * Proportionate Cost Incurred on the Project)	(Total Estimated Cost (Column 3 of Row 4 * row 6) Nil
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)	Nil
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)	Nil
This certificate is being issued on specific request of M/s Viraj Constructions Pvt. 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 Sandeep Prakash & Co Chartered Accountants FRN: 006527C CA Annu Bhushan Singh Partner (ML.No.: 405175) UDIN : 22405175BAENJY6994 Place: Lucknow Date: 18/10/2022		

