



A Singhai & Co.
Chartered Accountants

Format — 2 C

**(FOR THE PURPOSE OF WITHDRAWAL FROM DESIGNATED ACCOUNT)
(TO BE SUBMITTED AT THE END OF EVERY QUARTER AFTER REGISTRATION)**

This is to certify that M/s Vista Construcion Co having its project Construction of Victoria Urbane Oasis RERA Registration No. P-IND-17-830 Designated A/c No. 018011024117 with Dena Bank has incurred Rs.1,236.71 Lacs on eligible items of land cost, Project and collected Ra. 1,947.15 From the project till the quarter ended on 31/12/2021 as per following details -

| S. No. | Particulars | Total Cost Estimated | Cost Incurred on project from the date of previous certificate till 31/12/2021 | Accumulated cost incurred on project till 31/12/2021 |
|--------|---|----------------------------------|--|--|
| 1 | 2 | 3 | 4 | 5 |
| 1 | Land Cost | | | |
| | (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; | 129.26 | | 129.26 |
| | (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; | 6.07 | | 6.07 |
| | (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 (a) above); | 23.23 | | 23.23 |
| | SUBTOTAL | LAND COST (In Rs.) | 158.56 | 158.56 |
| 2 | Project Clearance Fees | | | |
| | (a) Fees paid to RERA | 0.71 | | 0.71 |
| | (b) Fees paid to T&CP Dept. | 13.84 | | 13.84 |
| | (c) Fees paid to Local Authority(Municipal / Panchayat) | 0.71 | | 13.78 |
| | (d) Consultant / Architect Fees (directly attributable to project) | 13.50 | | 36.72 |
| | (e) Any other(specify) | - | - | - |
| | Diversion Tax | - | - | - |
| | Property Tax | - | - | - |
| | SUB-TOTAL | FEES PAID (In Rs.) | 28.76 | 65.05 |
| 3 | Cost of Development / Cost of construction | | | |
| | (a) cost of services (water, electricity, to construction site); | 10.00 | 0.47 | 13.83 |
| | (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; (Including Taxes) | 600.00 | 0.36 | 792.54 |
| | (d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project); | 200.00 | | 206.73 |
| | SUB-TOTAL | DEVELOPMENT COST (In Rs.) | 810.00 | 0.83 |
| 4 | Sub Total of Expenditure (Row1+Row 2+Row 3) | 997.32 | 0.83 | 1,236.71 |
| 5 | % completion of Construction Work completed (as per Project Engineer/Architect's Certificate) | | | 100.00% |
| 5a | % completion of total project (including cost of land and project clearance fees paid) [[Column 4 of Row 4 / Column 3 of Row 4 * 100]] | | | 100.00% |
| 6 | Total amount received from allottees | | 1947.15 | |
| 6a | 70% Amount to be deposited in Designated Account [0.7* Row 6] | | 1363.01 | |
| 7 | Total Balance Amount receivable from allottees (Only booked property) | | 536.91 | |
| 7a | 70% of receivables [0.7 * Row 7] | | 375.84 | |



| | | |
|---------------------------|---|---------|
| 8 | Total of (Row 6a + Row 7a) | 1738.84 |
| 9 | Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 5a) or (Column 5 of Row 4), whichever is less | 1236.71 |
| 9 (a) | Row 8* Row 5a | 1738.84 |
| 10 | Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement (*) | 1924.58 |
| 11 | Balance available in Designated A/c. | 22.57 |
| 12 | Amount overdrawn, if any (Row 10 - Row 9) | 687.87 |
| 13 | Amount Overdrawn as per Form 2A Submitted at the time of registration. | 16.37 |
| (All amounts in Rs. Lacs) | | |

This certificate is being issued on specific request of **M/s Vista Construction Co.** for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records produced before me/us and is 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.

Signature of Chartered Accountant with ICAI
CA Jay Kataria
M No. 427195
UDIN 22427195AAAAAABGDE7



Place : Indore
Date : 31-01-2022