

Format — 2 C

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 15/01/2018

No. RERA/05

Date: 15/01/2018

Subject: Certificate of amount incurred on **Janki Galaxy** for Construction of Tower **A** Wings of the 1st Phase situated on Plot bearing Khasra No/ Survey no. / Plot no 25/2 & 26/1 demarcated by its boundaries to the North 23.179510, 77.415550 to the South 23.179015, 77.415155 to the East 23.1791158, 77.415607 to the West 23.179284, 77.415102 of Village Banjari, Tehsil Huzur, District Bhopal PIN-462042, Admeasuring on 3,300 sq.m. area, being developed by **Garuda Colonisers Developers & Hospitality Private Limited**.

(All amounts in Rs. Lacs)

S. No.	Particulars	Total Cost Estimated	Cost incurred on project from the date of previous certificate till 30/06/17	Accumulated cost incurred on project till 31/12/2017
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;	Rs. 190.00	Rs. 83.66	Rs. 98.58
	(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 (a))	Rs. 1.50	Rs. 0.45	Rs. 0.45



	above);			
	<u>SUB TOTAL - LAND COST</u>	Rs. 191.50	Rs. 84.11	Rs. 99.03
2.	<u>Project Clearance Fees</u> (a) Fees paid to RERA (b) Fees paid to T&CP Deptt. (c) Fees paid to Local Authority (Municipal Corporation/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)	Rs. 0.17 Rs. 0.50 Rs. 1.50	Rs. 0.17 Rs. 0.50 Rs. 1.45	Rs. 0.17 Rs. 0.50 Rs. 1.45
	<u>SUB TOTAL-Project Clearance Fees</u>	Rs. 2.17	Rs. 2.12	Rs. 2.12
3.	<u>Cost of Development & Construction</u> (a) Cost of services (water, electricity on construction site); (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; (d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);	Rs. 3.00 Rs. 3.00 Rs. 161.50 Rs. 84.00	Rs. 1.05 Rs. 1.00 Rs. 143.58 Rs. 70.34	Rs. 1.56 Rs. 1.50 Rs. 156.28 Rs. 74.50
	<u>SUB TOTAL- Cost of Development & Construction</u>	Rs. 251.50	Rs. 215.97	Rs. 233.84
4	<u>SUB TOTAL OF EXPENDITURE (1+2+3)</u>	Rs. 445.00	Rs. 302.20	Rs. 334.99
5.	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	83.39%		
5a.	% completion of total project (334.99/445.00=75.28%) (including cost of land and project clearance fees paid)	75.28%		
6	Total amount received from allottees till the end of the quarter	Rs. 285.21		
6a	70% of the amount required to be deposited in separate designated A/c (Row 6* 0.70)	Rs. 199.65		
7	Total balance amount receivable from allottees at the end of the quarter (only booked property)	Rs. 0.00		



7a	70% of the receivables (Row 7*0.70)	Rs. 0.00
8	Total (Row 6a+7a)	Rs. 199.65
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 5a) or (Column 4 of Row 4), whichever is less	Rs. 150.30
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	Rs. 199.65
11	Balance available in Designated Bank A/c	Rs. 0.00
12	Amount overdrawn, if any (Row 10 – Row 9)	Rs. 49.35
13	Amount overdrawn as per Form 2A submitted at the time of registration	Rs. 55.31

This certificate is being issued on specific request of M/s **Garuda Colonisers Developers & Hospitality Private Limited** for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records 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.

Cost of development and construction mentioned in point no. 3 above have been charged to this project on reasonable basis as there is no separate accounting for each project or mechanism to ascertain the same whether these costs incurred to this project specifically.

Signature of Chartered Accountant with seal

For Gurbani Rajpoot & Co.
Chartered Accountants
FRN : 016334C



(CA Manish Koul)
Partner

Date : 15/01/2018
Place : Bhopal

Format — 2 C

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 15/01/2018

No. RERA/06

Date: 15/01/2018

Subject: Certificate of amount incurred on **Janki Galaxy** for Construction of Tower & Wings of the 1st Phase situated on Plot bearing Khasra No/ Survey no. / Plot no 25/2 & 26/1 demarcated by its boundaries to the North 23.179510, 77.415550 to the South 23.179015, 77.415155 to the East 23.1791158, 77.415607 to the West 23.179284, 77.415102 of Village Banjari, Tehsil Huzur, District Bhopal PIN-462042, Admeasuring on 3,300 sq.m. area, being developed by **Garuda Colonisers Developers & Hospitality Private Limited**.

(All amounts in Rs. Lacs)

S. No.	Particulars	Total Cost Estimated	Cost incurred on project from the date of previous certificate till 30/06/17	Accumulated cost incurred on project till 31/12/2017
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;	Rs. 190.00	Rs. 0.00	Rs. 2.78
	(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 (a) above);	Rs. 1.50	Rs. 0.45	Rs. 0.45



	<u>SUB TOTAL - LAND COST</u>	Rs. 191.50	Rs. 0.45	Rs. 3.23
2.	<u>Project Clearance Fees</u> (a) Fees paid to RERA (b) Fees paid to T&CP Deptt. (c) Fees paid to Local Authority (Municipal Corporation/ Panchayat) (d) Consultant/Architect Fees (directly attributable to project) (e) Any other (specify)	Rs. 0.00 Rs. 0.50 Rs. 1.50	Rs. 0.10 Rs. 0.50 Rs. 1.45	Rs. 0.00 Rs. 0.50 Rs. 1.45
	<u>SUB TOTAL-Project Clearance Fees</u>	Rs. 2.00	Rs. 1.95	Rs. 1.95
3.	<u>Cost of Development & Construction</u> (a) Cost of services (water, electricity on construction site); (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; (d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);	Rs. 3.00 Rs. 2.00 Rs. 170.00 Rs. 85.00	Rs. 0.50 Rs. 0.00 Rs. 18.06 Rs. 9.78	Rs.0.84 Rs. 0.26 Rs. 26.50 Rs. 13.28
	<u>SUB TOTAL- Cost of Development & Construction</u>	Rs. 260.00	Rs. 28.34	Rs. 40.88
4	<u>SUB TOTAL OF EXPENDITURE (1+2+3)</u>	Rs. 453.00	Rs. 30.74	Rs. 46.06
5.	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	14.64%		
5a.	% completion of total project (46.06/453.00=10.16%) (including cost of land and project clearance fees paid)	10.16%		
6	Total amount received from allottees till the end of the quarter	Rs. 6.97		
6a	70% of the amount required to be deposited in separate designated A/c (Row 6* 0.70)	Rs. 4.88		
7	Total balance amount receivable from allottees at the end of the quarter (only booked property)	Rs. 0.00		

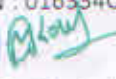


7a	70% of the receivables (Row 7*0.70)	Rs. 0.00
8	Total (Row 6a+7a)	Rs. 4.88
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 5a) or (Column 4 of Row 4), whichever is less	Rs. 0.50
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	Rs. 4.88
11	Balance available in Designated Bank A/c	Rs. 0.00
12	Amount overdrawn, if any (Row 10 – Row 9)	Rs. 4.38
13	Amount overdrawn as per Form 2A submitted at the time of registration	Rs. 0.00

This certificate is being issued on specific request of M/s Garuda Colonisers Developers & Hospitality Private Limited for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records 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.

Cost of development and construction mentioned in point no. 3 above have been charged to this project on reasonable basis as there is no separate accounting for each project or mechanism to ascertain the same whether these costs incurred to this project specifically.

Signature of Chartered Accountant with seal

For Gurbani Rajpoot & Co.
Chartered Accountants
FRN : 016334C

(CA Manish Koul)
Partner



Date : 15/01/2018
Place : Bhopal