



SANDESH JAIN & ASSOCIATES

Chartered Accountants

Form — S

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

PARSVNATH PALACIA PHASE-IInformation as on 30-SEP-18

No

Date:

Subject: Certificate of amount incurred on [PARSVNATH PALACIA PHASE-I] for Construction of 04 Tower/Block/Building(s) situated on the Khasra No/ Plot no. 5 Demarcated by its boundaries (latitude and longitude of the end points) 28_28_27_.7_N to the North 28_28_27_.7_N to the South 77_32_45_E to the East 77_32_45_E to the West of village Aichher Tehsil GB.Nagar Competent/ Development authority Greater noida District GB. Nagar PIN 201310 admeasuring 15049 sq.mts. area being developed by Parsvnath Developers Ltd.

Cost of land & on site construction of Real Estate Project(All figures in Rs. Lakh)

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up til 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);	3152	1313
	SUB TOTAL LAND COST (in Rs.)	3152	1313
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)	8	8
	SUB TOTAL FEES PAID (in Rs.)	8	8



3	Cost of Development / Cost of construction (a) Cost of services (water, electricity to construction site); (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 Labour (excluding cost of salaries of employees of the company not directly attached to project);	11875	5227
	SUB TOTAL DEVELOPMENT COST (in Rs.)	11875	5227
4	Total for PROJECT (Row 1+ Row 2+ Row 3)	15036	6548
5	Percentage completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	44%	
6	Percentage completion of Total Project completed (as per Project Engineer/Architect's Certificate)	44%	
7	Total amount received from allottees (in Rs.)	4,528	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	3170	
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 6a* Row 5a) or (Column 4 of Row 4),whichever is less	6548	
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	3170	
11	Balance available in Designated A/c.	0	
12	Amount to be replenished before next quarter submission of CA certificate(Row 10 – Row 9)	NA	
This certificate is being issued on specific request of M/s Parsvnath Developers Ltd. 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.			



CA. SANDESH JAIN

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(MEM NO. - 538441)