

DBMS & ASSOCIATES

Chartered Accountants

Form - 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th December 2018			
Dated-07th January, 2019			
Subject: Certificate of amount incurred on for Construction of of 01 No. of Building(s)/NA_Block(s) of the NA Phase of the Project Max Towers -UPRERAPRJ12475 situated on the Khasra No/ Plot no C-001/A/1, Sector 16B, Noida UP 201301 demarcated by its boundaries (latitude and longitude of the end points) 28° 34'25.967" & 77° 18'47.213" to the North 28° 34'27.162" & 77° 18'44.456" to the South 28° 34'25.561" & 77° 18'44.801" to the East 28° 34'25.566" & 77° 18'46.867" to the West of village NA Tehsil NA Competent/ Development authority Noida District -Gautam Buddh Nagar PIN 201301 admeasuring 3352 sq.mts. area being developed by Wise Zone Builders Pvt. Ltd. having RERA Registration No. UPRERAPRJ12475 , Designated A/C No.023566300000100 Bank Name - Yes Bank Limited			
S.No.	Particulars	Rs. in lacs	Rs. in lacs
		Total Cost Estimated	Amount incurred (actual out-flow) as on 31st May 2018
1	Land Cost *	39,652	38,741
	(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.		
	* Cost of land includes Rs.29,887 lacs paid by the company towards indivisible proportionate cost interest in general common areas and facilities in project including right to passage, easement, benefits, privileges attached and appertinent to community		
	SUB TOTAL LAND COST (in Rs.)	39,652	38,741
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
2	Project Clearance Fees	134	130
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	134	130
3A	Cost of Development And construction	31,897	25,226
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	31,897	25,226
3B	Cost of construction incurred (As Certified by Project Engineer)	31,897	25,226
3C	Total Construction Cost (Lower of 3A and 3B.)	31,897	25,226
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	2,418	1,781
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	34,315	27,007
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	74,102	65,878
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		89%
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)%		
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	Cummulative 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)		65,878
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.		65,878
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		65,878

This certificate is being issued on specific request of M/s Wise Zone Builders Private Limited 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.

NAMITA AGGARWAL
 Membership No. 535704
 Partner
 For and on Behalf of
DBMS & ASSOCIATES
 Chartered Accountants
 FRN - 026573N
 DBMS/DEL/2018-19/477
 New Delhi; 07th January, 2019



I Head Office : 121, Pocket 1, Jasola, New Delhi - 110025 I T - +91-11-41054172 | E - mail@dbmsconsulting.in I

I Branch Office : 28/32, 2nd Floor, Laxmi Niwas Building, 355 V.P. Road, Girgaon, Mumbai - 400004 I T - +91-22-23873389 | E - mum@dbmsconsulting.in I