

Form -2C

Information as on 30.09.2021
UDIN: 21075574AAAAMZ4823

Date: 30/11/2021

This is to certify that M/s I. P. Real Estate, located at 10/WardNo.40,Khajrana , Indore, have incurred following sums on the project "Pakiza Kainat" for construction of building situated on plot bearing Khasra No/ Survey no. 336/2/1/MEEN2 demarcated by its boundaries (latitude and longitude of the end points) 22°44"2.80 to the North 75°55"28.12 to the East of tehsil Indore, district Indore, PIN-452016, admeasuring 2229.99 sqmtr area.

Cost of land & on site construction of Real Estate Project

S. No.	Particulars	Total Cost Estimated	Cost incurred on project from the date of previous certificate till 30/09/2021	Accumulated cost incurred on project till 30/09/2021
1	2	3	4	5
1	<u>LandCost</u>			
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	40.22	-	40.22
	(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;	-	-	1.21
	(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);		-	0
	SUBTOTAL LAND COST RS	40.22	-	41.43



2	Project Clearance Fees			
	(a) Fees paid to RERA	0.32	-	0.32
	(b) Fees paid to T&CP Dept.	0.09	-	0.09
	(c) Fees paid to Local Authority (Municipal/ Panchayat)	40.22		43.55
	(d) Consultant/Architect Fees (directly attributable to project)	9.00		11.12
	(e) Any other (specify)			
	SUBTOTAL FEES PAID	RS 49.63	-	55.08
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 hire and maintenance costs, consumables etc. (so long as these costs are directly incurred in the construction of the concerned project):	700	16.0	674.30
	(c) Cost of material actually purchased:			
	(d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project):			
	SUBTOTAL COST OF DEVELOPMENT & CONSTRUCTION	RS 700	16.0	674.30
4	SUB-TOTAL OF EXPENDITURE (1+2+3)	789.85	16.0	770.81
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)		2.05%	97.59%
6	Total amount received from allottees till the end of the quarter		(52.62)	526.70
6a	70% Amount to be deposited in Designated Account (0.7 * Row 6)		(36.83)	368.69
7	Total balance amount receivable from allottees (only booked property)		(39.75)	33.45
7a	70% of receivables (0.7 * Row 7)		(34.58)	23.42
8	Total of (Row 6a + Row 7a)		(71.41)	392.11
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		(53.74)	382.61



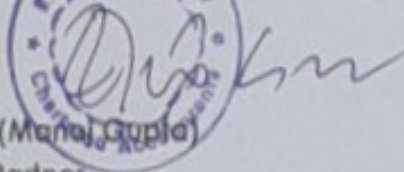
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement (Note 1)		49.14	525.93
11	Balance available in Designated A/c.		(3.49)	0.77
12	Amount overdrawn if any (Row 10 - Row 9)			
13	Amount overdrawn as per Form 2A submitted at the time of registration			

(All amounts in Rs. Lacs)

This certificate is being issued on specific request of M/s. IP Real Estate 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.

For K.K. & Company
Chartered Accountants

FRN : 007691C


(Manoj Gupta)

Partner

M.No. : 075574

Place : Indore

Date : 30/11/2021

2 . Salyam Apartment, Madhav Club Road, Freeganj, Ujjain (M.P.)- 456010, Ph- 2555220,255750