

Format -2C

CERTIFICATE

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

Information as on-30/06/2021

UDIN No.: 21075574AAAALM5392

Date : 29/09/2021

This is to certify that **M/s I. P. Real Estate**, having its office at PU-4, Plot No. 3, Near Bombay Hospital, Vijaynagar, 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"28.80 to the North 75°55"28.12 to the East of tehsil Indore, district Indore, PIN-452016, admeasuring 2229.99 sq mtr area.

RERA REGISTRATION NUMBER : P- IND-17-083

DESIGNATED ACCOUNT NUMBER : 556011027366

BANK NAME : KOTAK MAHINDRA BANK INDORE

Cost of land & on site construction of Real Estate Project

(All figures in Rs. Lakh)

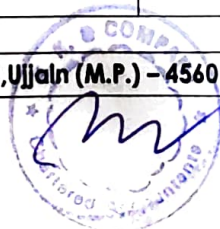
S. No	Particulars	Total Cost Estimated	Amount incurred (Actual out-flow) up to now
1	2	3	4
1.	<u>Land Cost</u>		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	40.22	40.22
	(b) Amount payable to obtain development rights, additional 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,		

2, Satyam Apartment, Madhav Club Road, Freeganj, Ujjain (M.P.) - 455010, Ph - 2555220, 2557507



	towards stamp duty, transfer charges, registration fees etc(if not included in (a) above);	-	-
	SUB-TOTAL LAND COST RS	40.22	41.43

1	2	3	4
2.	<u>Project Clearance Fees</u>		
	(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)	-	
	SUB-TOTAL FEES PAID RS	49.63	55.07
3.	<u>Cost of Development / Cost of construction</u>		
	(a) cost of services (water, electricity, to construction site);		14.57
	(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);		19.63
	(c) Cost of material actually purchased;		408.19
	(d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);		215.73
	SUB-TOTAL DEVELOPMENT COST Rs	700.00	658.12
4.	Total for Project (Row 1+ Row 2+ Row 3)	789.85	754.63
5.	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)		100%
5(a)	% completion of total project (754.63/789.85=95.54%) (including cost of land and project clearance fees paid) (Column4 of Row 4 / Column3 of Row 4 * 100)		95.54%
6.	Total amount received from allottees (in Rs.)		579.32
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)		405.52



7.	Total balance amount receivable from allottees (only booked property)	73.20
7a.	70% of receivables (0.7 * Row 7)	51.24
8.	Total of (Row 6a + Row 7a)	456.76
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	436.39
10.	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	575.07
11.	Balance available in Designated A/c.	4.26

This certificate is being issued on specific request of **M/s I P Real Estate** for RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For K.K. & Company
Chartered Accountants
FRN: 007691C



(Manoj Gupta)
Partner
M. No. : 075574

Place: Indore
Date: 29/09/2021