

# SETH & ASSOCIATES

CHARTERED ACCOUNTANTS

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

Information as at 31/03/2022

Subject: Certificate of amount incurred on Project "Chandra Arcade" for Construction of Block 1 situated on Khairi Plot No. 4/15A, Sector - 4, Gomti Nagar Extn., Lucknow demarcated by its boundaries N 20° 51' 52" to the North, S 20° 51' 18" to the South, E 51° 07' 36" to the East, W 81° 07' 37" to the West of Lucknow Development Authority, District Lucknow, measuring 1667.04 sq. meter area, being developed by M/s Chandra Modern Builders India Pvt. Ltd. having RERA Registration No. UPRERA/PW/230886-09/2024, Collection A/c No. -9820084780773 in HDFO Bank, Bapru Marg, Harringanj, Lucknow

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Rs. in Lakhs<br>Total Cost<br>Estimated | Rs. in Lakhs<br>Amount Incurred<br>(actual out-flow)<br>to date |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------|
| 1     | <b>Land Cost</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3                                       | 4                                                               |
|       | (a) Acquisition cost of land (purchase or through agreement with landowner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TOR (Transfer of Development Rights, if any);<br>(d) Amount 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 (c) above);<br>(e) Interest (Other than Penal Interest, Penalties and paid to FI, Scheduled Banks, NBFC and Unsecured Loan or State Bank of India | 1095.80                                 | 1102.88                                                         |
|       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1095.80                                 | 1102.88                                                         |
| 2     | <b>Project Clearance Fees</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 3                                       | 4                                                               |
|       | (a) Fees paid to RERA;<br>(b) Fees paid to Local Authority;<br>(c) Construction/Architect Fees directly attributable to project;<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 208.45                                  | 208.45                                                          |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 208.45                                  | 208.45                                                          |
| 3A    | <b>Cost of Development And construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1200.00                                 | 200.70                                                          |
|       | (a) Cost of services (water, electricity to construction site), Site Overhead;<br>(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (as long as these costs are directly incurred in the construction of the concerned project);<br>(c) Cost of material actually purchased;<br>(d) Cost of Salaries and Wages (as per cost of work contract) of that construction and maintenance of the project                                                                                                                                                                                                                                                                                   | 1200.00                                 | 200.70                                                          |
|       | <b>Sub-Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1200.00                                 | 200.70                                                          |
| 3B    | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.00                                    | 280.00                                                          |
| 3C    | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0.00                                    | 280.00                                                          |
| 3D    | <b>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</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.00                                    | 0.00                                                            |
| 3     | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.00                                    | 280.00                                                          |
| 4     | <b>TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3005.25                                 | 1611.21                                                         |
| 5     | <b>Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         | 23.00%                                                          |
| 6     | <b>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) %</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                         | 53.88%                                                          |
| 7     | <b>Total amount received from allottees as on 31st March 2022 since inception of the Project (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         | 13.39                                                           |
| 8     | <b>75% Amount to be deposited in Designated Account (0.75 * Row 7)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         | 0.37                                                            |
| 9     | <b>Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 2 of Row 4 * Row 6)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         | 1610.21                                                         |
| 10    | <b>Amount actually withdrawn till date since inception of the project (This shall include 75% of the amounts already realised till date 31st March 2022 deposited in the designated Account)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         | 0.37                                                            |
| 11    | <b>Balance available in Designated A/c.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                         | 0.00                                                            |
| 12    | <b>Amount withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         | 1609.84                                                         |

This certificate is issued in specific request of M/s Chandra Modern Builders India Pvt. Ltd. for UP RERA compliance. The certification is based on the information and documents provided to me and is true to the best of my knowledge and belief.

Sd/-  
Chartered Accountant

Sd/-  
H. No. 404038

Date: 14/04/2023

Place: Lucknow

UDR: 25404028869272718

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