



Praneti Agarwal and co.

Chartered Accountants

FORM REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on June 2025

Certification work Assigned vide letter No.: -

Dated: 15-07-2025

Cost Calculation of Real Estate Project: TRIDHARA

Subject: Certificate of amount incurred on TRIDHARA for Construction of one Tower/Block/Building(s) situated on Arazi No. 2407, 2408, 2409, 2411 & 2412 And Arazi No. 56KHA/3, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Sherdeeh and Rahimapur and Tehsil Phulpur Competent Authority/Development Authority, District Prayagraj, PIN 211019, admeasuring sq. meter area, being developed by BRAND MARKETEERS having RERA Registration No. UPRERAPRJ521702/10/2024 , Designated A/C No. 924020020789519 Bank Name Axis Bank Limited.

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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); (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.	289930000	19300000
	SUB TOTAL LAND COST (in Rs.)	289930000	19300000



S-3, second floor, Aastha Square, C-secton, Jaipur, Rajasthan, 302001
Phone No. - 8769264728; Email - pranetiagarwalandco@gmail.com



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S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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)	30000000	14625407
	SUB TOTAL FEES PAID (in Rs.)	30000000	14625407
3A	Cost of Development And construction (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);	250000000	4012685
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	250000000	4012685
3B	Cost of construction incurred (As Certified by Project Engineer)	-	18638092
3C	Total Construction Cost (Lower of 3A and 3B.)	250000000	4012685
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)	20000000	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	270000000	4012685
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	589930000	37938092
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	



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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)%	6.43%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0
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)	37938092
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)	0
11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	37938092

This certificate is being issued on specific request of M/s BRAND MARKETEERS 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.

Yours Faithfully,

For Praneti Agarwal and Co

Chartered Accountants



Name: CA Praneti Agarwal

Membership No. : 432257

Date: 15/07/2025

UDIN: 25432257BMNYUM1399