



# Nitin Rakesh Agrawal & Co.

## Chartered Accountants

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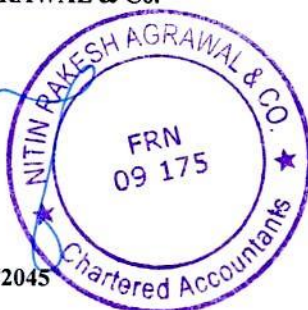
| Form — 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
| (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
| Information as on 25.03.2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
| Certification work Assigned vide letter No.RLC/2024-25/04                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Dated :- 30.05.2025  |                                            |
| <b>Subject:</b> Certificate of amount incurred on for Construction of Villa and deve;opment of plot situated on Khasra no. arazi no. 250/2,250/3251,253,254/1,254/2255/1,255/2,256,257,258,259,260/1,260/2,278,279 mouza-karguan,tehsil and dist. jhansi , demarcated by its boundaries (latitude and longitude of the end-points) 25.455530, 78.621276 to the North,25.453977,78.622524 to the South,25.454123,78.621052 to the East 25.455087,78.623192 to the West.of Village mouza-karguan, Tehsil jhansi Competent Authority/Development Authority JDA, District Jhansi , PIN 284001, admeasuring 22265 sq. meter area, being developed by Ms. Bhagwati Kushwaha W/o Shri Nand Kishore Kushwaha <i>having RERA Registration No . UPRERAPRJ195795 , Designated A/C 5311002900000012 with Punjab National Bank, Kanpur road Jhansi branch</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rs.in lacs           | Rs. In lacs                                |
| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Total Cost Estimated | Amount incurred (actual out-flow) till now |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                    | 4                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) 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 TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 8.65                 | 8.65                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>8.65</b>          | <b>8.65</b>                                |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 221.54               | 220.29                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>221.54</b>        | <b>220.29</b>                              |



| S.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Total Cost Estimated | Amount incurred (actual out-flow) till now |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3                    | 4                                          |
| 3A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);<br><b>Note :- The Cost is revised as per engineer certificate</b> | 2168.00              | 1911.89                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>2168</b>          | <b>1911.89</b>                             |
| 3B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Cost of construction incurred (As Certified by Project Engineer)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>2168</b>          | <b>2168.00</b>                             |
| 3C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Total Construction Cost (Lower of 3A and 3B.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>2168</b>          | <b>1911.89</b>                             |
| 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>                                                                                                                                                                                                                                                                                                                                                                                                    | <b>0</b>             | <b>0</b>                                   |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>2168</b>          | <b>1911.89</b>                             |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>2398.19</b>       | <b>2140.83</b>                             |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.00%              |                                            |
| 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 )%                                                                                                                                                                                                                                                                                                                                                                                                                                          | 89.27%               |                                            |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total amount received from allottees till date since Inception of the Project (in Rs.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2936.58              |                                            |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 70% Amount to be deposited in Designated Account (0.7*Row 7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2055.61              |                                            |
| 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 )                                                                                                                                                                                                                                                                                                                                                                                                                           | 2140.83              |                                            |
| 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 )                                                                                                                                                                                                                                                                                                                                                                                                           | 1690.21              |                                            |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Balance available in Designated A/c.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 365.39               |                                            |
| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 450.62               |                                            |
| This certificate is being issued on specific request of Ms. Bhagwati Kushwaha W/o Shri Nand Kishore Kushwaha for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of my knowledge and belief. This Certificate is duly supported by statement of account of the project produced before us for issuance of this certificate for the above period. This certificate is issued subject to our notes attached in annexure - A to this certificate. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                            |

For, M/s. NITIN RAKESH AGRAWAL & Co.  
(Chartered Accountants)  
FRN No. -09175C

CA. Nitin Agrawal  
Partner  
M. No. 078841  
UDIN No. : 25078841BMLEBC2045





**Notes to the certificate -**

1. The preparation of the Statement (Form-5) is the responsibility of the Promoters including the preparation and maintenance of all accounting and other relevant supporting records and documents. These responsibilities include the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
2. The Promoters are also responsible for ensuring that they comply with the requirements of The Real Estate (Regulation and Development) Act, 2016 ('RERA') (along-with the relevant Rules and regulations prescribed by Uttar Pradesh in this regards) and provides all relevant information to Uttar Pradesh Real Estate Regulatory Authority and the Bank where they hold the designated account for compliance of Section 4(2)(l)(d) of the RERA Act.
3. Based on our examination, as above, and the information and explanations given to us, we report that the annexed Statement containing the details is properly prepared in all material respects in accordance with the rules and is in agreement with the relevant records, documents, engineer/architect certificate, cost estimates and information provided to us for our examination.
4. That, the figures mentioned in the certificate like amount received from customers, cost of development etc. is net amount i.e. after adjustment of all the entries of amount returned to respective heads.
5. The certificate is issued solely for the purpose of onward submission to Uttar Pradesh Real Estate Regulatory Authority. This certificate should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing, we Nitin Rakesh Agrawal & Co., Chartered Accountants shall not be liable to the Promoters, Uttar Pradesh Real Estate Regulatory Authority or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment.
6. That, all the estimated costs mentioned in the certificate are provided by the promoter and not certified by us. We are only certifying actual cost incurred against the estimated cost estimated by the promoter.

