



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 31.12.2023

Certification work Assigned vide letter No.RLC/2023-24/3

Dated :- 13/01/2024

Subject: 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 *having RERA Registration No. UPRERAPRJ195795* , Designated A/C 5311002900000012 with Punjab National Bank, Kanpur road Jhansi branch

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
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.	8.65	8.65
	SUB TOTAL LAND COST (in Rs.)	8.65	8.65
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)	221.54	218.40
	SUB TOTAL FEES PAID (in Rs.)	221.54	218.4038



S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
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);	2668.00	1,437.13
	<i>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</i>	2668	1437.13
3B	<i>Cost of construction incurred (As Certified by Project Engineer)</i>	2668	1525.00
3C	<i>Total Construction Cost (Lower of 3A and 3B.)</i>	2668	1437.13
3D	<i>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)</i>	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2668	1437.13
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2898.19	1664.18
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	52.65%	
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)%	57.42%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1849.17	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	1294.42	
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)	1664.18	
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)	1254.77	
11	Balance available in Designated A/c.	39.65	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	409.41	

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 our/my knowledge and belief.

For, M/s. NITIN RAKESH AGRAWAL & Co.
(Chartered Accountants)

FRN No. -09175C

CA. Nitin Agrawal
Partner

M. No. 078841

UDIN: 24078841BKABHP3014

