

VISHAL SRIVASTAVA & CO.
CHARTERED ACCOUNTANTS

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Form — 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31/12/2024

Certification work Assigned vide letter No.- NSC EXT-P3/03

Dated :-08/01/2025

Subject: Certificate of amount incurred by NEW SUNCITY EXT-P3 for Integrated township of Plotted development- license Area 1.22 Acres situated on assorted Khasra no./Plot No. Mauja Andawa & Mauja Bandawa Tahirpur Pargana Jhansi, Tahsil Phoolpur, Distt Prayagraj, demarcated by its boundaries (latitude and longitude of the end-points) 25.42 to the North, 25.42 to the South, 81.95 to the East 81.95 to the West of Village - Mauja Bandawa Tahirpur and Mauja Andawa, Jhansi, Tehsil Phoolpur Competent Authority Prayagraj Development Authority, Prayagraj District Prayagraj, PIN 211019, admeasuring license area 1.22 Acres area, being developed by Citizen Housing and Dev. Co-op Soc. Ltd for New Suncity Ext. having RERA Registration No. - UPRERAPRJ907325/09/2024, Designated A/C No.- 7820741424 Bank Name-Indian Bank, HSS Branch, 12 KP Kakkar Road, Prayagraj

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; Cost incurred towards land aquisition by other members of the consortium	460.00	460.00
	(b) Amount payable to obtain development rights, additional FAR, City development charges, Shelter Fees and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	25.01	25.01
	(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);	40.00	35.12
	(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and on money borrowed for purchase of land and also to, Competent Authority, Bank Guarantee.	7.00	7.00
	SUB TOTAL LAND COST (in Rs.)	532.0	527.13

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.30	0.30
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	3.00	1.00
	(d) Any other (specify) -Total Station Survey, Soil testing, plain table survey, wetting from REC, Other structural test, DPR, Environment Impact Study	2.00	0.00
	(e) Marketing Promotion & Commission	7.00	2.40
	SUB TOTAL FEES PAID (in Rs.)	12.3	3.7

3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads;+ (b) External Development Charges (c) Internal Development Charges (d) 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); (e) Cost of material actually purchased; (f) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project); (g) Site office construction	60	13.15
		6	1.15
		6	1.90
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	72.00	16.20
3B	Cost of construction incurred (As Certified by Project Engineer)	75.00	17.00
3C	Total Construction Cost (Lower of 3A and 3B.)	72.00	16.20
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	72.00	16.20
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	616.31	547.03
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	89.00	
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)%	88.76	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	13.4	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	9.38	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)	547.03	
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)	5.73	
11	Balance available in Designated A/c.	7.67	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	541.30	

This certificate is being issued on specific request of M/s Citizen Housing & Developing Co Operative Society Ltd on behalf of New Suncity Ext. for UP RERA compliance. The certification is based on the information, valuation certificates from registered valuer and records produced before us/me and is true to the best of our/my knowledge and belief.



Signature of Chartered Accountant with seal
 Vishal Srivastava
 (Membership Number-430368)
 FRN: 021233C
 UDIN: 25430368BMLDUT7504