



BANSAL PRIYANKA & Co.
CHARTERED ACCOUNTANT

Majauli Compound, Daudpur
Near Kali Mandir, Gorakhpur (U.P.)
Contact:- 7860796843
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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			
Certification work Assigned vide letter No. _____		Dated :- 14/08/2024	
Subject: Certificate of amount incurred on Elite for Construction of 2 (Residential & Commercial) Buildings at Sonauli Road, Lacchpur, Sadar, Gorakhpur 273015 situated on Khasra no./Plot No.619MI, demarcated by its boundaries (latitude 26.791823 and longitude 83.354942 of the end-points) to the North, to the South, to the East to the West of Village Sadar, Tehsil Competent Authority/Development Authority, District Gorakhpur, PIN 273015, admeasuring 6888.60sq. meter area, being developed by AGRASEN REALTORS & DEVELOPERS PVT. LTD . Designated Account No. 0384102900000010, Punjab National Bank, Gorakhpur, U.P.			
S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
1	Land Cost		
1	(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.	350	309.48
	SUB TOTAL LAND COST (In Rs.)	350	309.48
S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
2	Project Clearance Fees		
2	(a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	473	408.63
	SUB TOTAL FEES PAID (In Rs.)	473	408.63
3A	Cost of Development And construction		
3A	(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).	5808	26.34
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	5808	26.34

3B	Cost of construction incurred (As Certified by Project Engineer)	5808	26.34
3C	Total Construction Cost (Lower of 3A and 3B.)	5808	26.34
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)	5808	26.34
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	6631	744.45
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.45%	
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)%	11.23%	
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	Cumulative 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)	744.45	
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)	744.45	

This certificate is being issued on specific request of M/s Agrasen Realtors & Developers Pvt. Ltd 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 Bansal Priyanka & Co.


Priyanka Bansal
Chartered Accountant
Membership No-44456
Place: Gurgaon
Date: 23/08/2024
UDIN: 24454456BKCNI13850