

HSR & Co
Chartered Accountants
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Office
Vijay Khanda, Gomti Nagar,
Lucknow - 226 010 (U.P.) India

Form - 3
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on March, 2021

Certification work Assigned vide letter No. Ananta/RERA/CA Cert/20-21/03

Dated :- 30/06/2021

Subject: Certificate of amount incurred on Ananta for Construction of Proposed Residential / Commercial Complex Tower / Block / Building(s) TCG 3/3, Vibhuti Khanda, Gomti Nagar, Lucknow situated on khasra no. / Plot no. TCG 3/3 demarcated by its boundaries (latitude and longitude of the end points) 26.8662° N, 81.0064° E to the North Others Land to the South Rohas Plumeria Apartments, to the East Main Entrance to the West of Village Ujariyaon Tehsil Lucknow Competent Authority / Development Authority, District Lucknow, PIN 226010, admeasuring 4593.84 sq. meter area, being developed by M/s. Halwasiya Developments Pvt. Ltd. [Promoter] having REFA Registration No. UPRFAAPR764624, Designated A/C No. Bank Name Lucknow.

S. No.	Particulars	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.				
	SUB TOTAL LAND COST (in Rs.)				
2	Project Clearance Fees				
	(a) Fees paid to REFA				
	(b) Fees paid to Local Authority				
	(c) Consultant/Architect Fees (directly attributable to project)				
	(d) Any other (specify)				
	SUB TOTAL FEES PAID (in Rs.)				
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);				
	Sub Total of Construction Cost (in Rs.) (Sum of (a) to (d) of Row 3a)				
3B	Cost of construction incurred (As Certified by Project Engineer)				
3C	Total Construction Cost (Lower of 3A and 3B.)				
3D	MCLR "on money borrowed for construction"				
	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured loan at "SBI- MCLR"				
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)				
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)				
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)				
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 %)				
7	Total amount received from allottees till date since inception of the Project (in Rs.)				
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)				
9	Cumulative Amount that can be withdrawn from Designated Account (0.7 * Row 7)				
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)				
11	Balance available in Designated A/C:				
12	Amount that can be withdrawn from the designated Bank A/C under this certificate				
	(Row 9 - Row 10)				

Particulars

1
Total Cost
Estimated
Amount incurred
(actual out-flow) till
now

2

3

4

This certificate is being issued on specific request of M/s. Halwasiya Developments Private Limited (Name of the Promoter) for UP REFA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

Signed _____
Signature of Chartered Accountant with seal

CA Snehl Srivastava
Membership Number : 431126
UDIN : 21u3112cAAAAAF2895
Date : 30/06/2021