

HSR & Co

Chartered Accountants
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Vijay Khand Gomti Nagar
Lucknow 226 010 (U.P.) India

Form -- 3

CHARTERED ACCOUNTANT'S CERTIFICATE (FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on: 30/09/2022

Certification work Assignment vide letter No. Ananta/RERA/LA Cert/22-23/01

Dated 30/09/2022

Subject: Certificate of amount incurred on Ananta for Construction of Proposed Residential / Commercial Complex Tower / Block / Building(s) TCG 3/3, Vibhuti Khang, Gomti Nagar, Lucknow situated on khasra no. / Plot no.TCG 3/3 demarcated by its boundries (latitude and longitude of the end points) 26.8662° N, 81.0064° E to the North Others Land to the South Rohtas 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 RERA Registration No. UPRERAPRJ764624, Designated A/c No..... Bank Name..... Lucknow

S.No.	Particulars	Rs. in lacs	
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
I	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.)		
II	Project Clearance Fees		
	(a) Fees paid to RERA		252,000
	(b) Fees paid to Local Authority		21,684,621
	(c) Consultant/Architect Fees (directly attributable to project)		6,271,560
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)		30,208,181
III	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)	386,446,404	155,897,163
3B	Cost of construction incurred (As Certified by Project Engineer)	386,300,000	257,500,000
3C	Total Construction Cost (Lower of 3A and 3B.)	386,300,000	155,897,163
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)		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	386,300,000	155,897,163
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	386,446,404	186,105,344
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		81.54
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)%		48.16
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		79,869,171
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		55,908,420
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)		186,105,344
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)		79,869,171
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)		106,236,173

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

Signature of Chartered Accountant with seal

CA Sushil Srivastava
Membership Number 431126
UDIN 22431126AXJL4258
Date 30/09/2022