

HSR & Co Chartered Accountants FRN No 028630C Contact : 0783913021/4, 0522-423621/ Email : casnehl@gmail.com		Office 10/119, 1st Floor, Indira Nagar, Opp. SBI ATM, 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 June 2023		Dated :- 29 / 07 / 2023	
Certificate work Assigned vide letter No. Ananta/RERA/CA Cert/23-34/01			
Subject: Certificate of amount incurred on Ananta for Construction of Proposed Residential / Commercial Complex Tower / Block / Building(s) TCG 3/3, Vibhuti Khand, 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 Rohtas Plumeria Apartments, to the East Main Entrance to the West of Village Ujariyaon Tehsil Lucknow Competent Authority / Development Authority, District Lucknow - 226010, admeasuring 4593 84 sq. meter area, being developed by M/s. Halwasiya Developments Pvt. Ltd. (Promoter) having RERA Registration No. UPRERAPR764624, Designated A/c No., Bank Name Lucknow			
		Rs. in lacs	Rs. in lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till
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.)			
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till
1	2	3	4
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)		351.826 82,942.819 9,132.592
SUB TOTAL FEES PAID (in Rs.)			92,427.237
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);	386,446,404	231,781,846
Sub Total of Construction Cost (in Rs.) [sum of (a) to (d) of Row 3a]		386,446,404	231,781,846
3B	Cost of construction incurred (As Certified by Project Engineer)	386,300,000	346,000,000
3C	Total Construction Cost (Lower of 3A and 3B.)	386,300,000	231,781,846
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	231,781,846
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	386,446,404	324,209,083
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		89.57%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Cal.4 of row 4 / Cal.3 of row 4 %)		83.89
7	Total amount received from allottees till date since inception of the Project (in Rs.)		140,941,667
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		98,659,167
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)		324,189,888
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)		140,941,667
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)		183,248,221
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 Snehl Srivastava
 Membership Number : 431126
 UDIN : 23431126BGWRDV6099
 Date : 29-07-2023

