

HSR & 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 December 2023

Certification work Assigned vide letter No. Ananta/RERA/CA Cert/23-24/03

Dated :- 05/02/2024

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 boundries (latitude and longitude of the end points) 26.8662° N, 81.0064° E to the North Others Land to the South Rohitas 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. Halwasia Developments Pvt. Ltd. (Promoter) having RERA Registration No. UPRERAPRJ764624, Designated A/c No., Bank Name.....

S.No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount incurred (actual out-flow) till now
1	Land Cost	3	4
	(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 now
1		3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		376,001
	(c) Consultant/Architect Fees (directly attributable to project)		82,942,819
	(d) Any other (specify)		9,632,592
	SUB TOTAL FEES PAID (In Rs.)		92,951,412
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	239,305,016
	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)	386,446,404	239,305,016
3C	Total Construction Cost (Lower of 3A and 3B.)	386,300,000	349,300,000
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	386,300,000	239,305,016
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	386,300,000	239,305,016
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	386,446,404	332,256,428
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		90.42%
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) %		85.98
7	Total amount received from allottees till date since Inception of the Project (In Rs.)		163,045,337
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		114,131,736
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)		332,256,428
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)		163,045,337
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)		169,211,092

This certificate is being issued on specific request of M/s. Halwasia 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 Snehil Srivastava

Membership Number : 431126

UDIN : 244311268KCNST2080

Date : 05/02/2024