

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 11-Jun-2025

Subject: Certificate of amount incurred on Aashrayam - Phase 1 for Development of plots having coordinates latitude 26.74209 and longitude 81.07298 at village Beli, Tehsil- Mohanlalganj, Lucknow, Competent/ Development authority, Lucknow, District-Lucknow, Uttar Pradesh-PIN 227125 admeasuring 90555 sq.mts. area being developed by M/s Agrasheel Infratech Private Limited.-910, 9th Floor, Mercantile House, K.G. Marg, Connaught Place, Central Delhi, New Delhi, Delhi, India, 110001, **having RERA Registration No- UPRERAPRJ413207/01/2025**, Designated [Separate] A/C No. 50200099641770 Bank Name - HDFC Bank Ltd.

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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.	5197	545
	SUB TOTAL LAND COST (in Rs.)	5197	545

		Total Cost Estimated	Amount incurred (actual out-flow) till now
S.No.	Particulars	3	4
1	2		
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) NOC etc.	1803	218.76
	SUB TOTAL FEES PAID (in Rs.)	1803	218.76

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);	2381	159.73
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2381	159.73
3B	Cost of construction incurred (As Certified by Project Engineer)	2381	159.73
3C	Total Construction Cost (Lower of 3A and 3B.)	2381	159.73
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)	2381	159.73
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	9381	923.49
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	6.71%	
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)%	9.84%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	853.46	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	597.42	
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)	923.49	
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)	430.06	
11	Balance available in Designated A/c.	167.37	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	493.43	

This certificate is being issued on specific request of **M/s Agrasheel Infratech Private Limited (UPRERAPRM290626)** 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.

NAME: CA SAMARPIT SHARMA
M.NO. 564645
UDIN: 25564645BMRJSW5019
DATE: 16th June, 2025

