RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

UDIN -26412427RWHDLL2991 Form REG 3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on : 30.06.2026

Certification No.- RNGC/RERA/UP/TY/2309 Date :- 15.07.2026

Subject: Certificate of amount incurred on project "The Palm Estate" for Construction of 4 Tower/Block/Building(s) situated on Arazi No.1670, 1671, 1672, 1673, 1674, 1662, 1663, 1675, 1676 demarcated by its boundaries : 26.398776, 80.312326 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village - Naubasta, Kanpur Development Authority, District - Kanpur, admeasuring 16570 sq. meter, being developed by Jasia Infra having RERA Registration No. UPRERAPRJ946144/04/2025, Designated A/C No. -099805002920, Bank Name-: ICICI Bank, Kanpur

Rs. in Lakhs

S.No.	Particulars	Total Cost Estimated	Amount incurred
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.	4800.00	618.28
	SUB TOTAL LAND COST (in Rs.)	4800.00	618.28

S.No.	Particulars	Total Cost Estimated	Amount incurred
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)	1050.00	558.45
	SUB TOTAL FEES PAID (in Rs.)	1050.00	558.45
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);	9000.00	1457.17
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	9000.00	1457.17
3B	Cost of construction incurred (As Certified by Project Engineer)	9000.00	1458.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	9000.00	1457.17
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)	500.00	0.00
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	9500.00	1457.17
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**15350.00**	**2633.90**

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	16.20%
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)%	17.16%
7	Total amount received from allottees till date since Inception of the Project	2563.04
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	1794.13
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)**	2633.90
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)	1773.07
11	Balance available in Designated A/c.	21.05
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**860.83**

This certificate is being issued on specific request of M/s Jasia Infra for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Note: -
1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.
4. As per verification of books of accounts of the promoter, total project cost incurred of Rs. 2633.9 lakhs as mentioned in Point 4 above has been divided into following two parts:
a) That Rs 2589.02 Lacs (Total project cost incurred Rs. 2633.9 lakhs - Amount due to billers/vendors/contractors Rs. 44.88 lakhs) has been actually spent on the on land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from Separate Account
b) That Rs. 44.88 lakhs is the amount for which bills/invoices from the billers/vendors/contractors have been received for the work already rendered by them for the land, construction and development of the project being due for payment, are therefore, admissible for payment from Separate Account directly to the billers/vendors/contractors in their bank account as per attached list.

Date: 15.07.2026
Place: Lucknow

For Ramanand Goyal & Company
FRN. 002384C

Ramanand Goyal & Company JAIPUR Chartered Accountants

CA Punit Gupta
(Partner)
Membership No: 412427

List of billers/vendors/contractors due for payment as on 30.06.2026 for the project "The Palm Estate"

S. No.	Particulars	Amount due in Rs.	A/c No.	Bank	IFSC Code
1	Aaushee Fuel Mart	122,486.00	36785761249	STATE BANK OF INDIA	SBIN0003752
2	Aj Enterprises	26,500.00	522945359	INDIAN BANK	IDIB000K014
3	Amit Tiles	595,890.00	914030030399265	AXIS BANK LTD	UTIB0002741
4	Amrit Steels	350,476.00	50200118701872	HDFC BANK	HDFC0004861
5	Arora Pipe	353,062.00	36126591233	STATE BANK OF INDIA	SBIN0001142
6	Balaji Traders	392,559.00	48930510000074	UNION BANK OF INDIA	UBIN0548936
7	Bihari Timber Mart	373,291.00	2406248763103780	AU BANK	AUBL0002487
8	B.R. Construction	181,496.00	31205702281	STATE BANK OF INDIA	SBIN0000242
9	Deep Chandra Agarwal	150,000.00	57024995701	State Bank of India	SBIN0070606
10	Dinesh Chand Gupta & Sons	47,856.16	1862228213	Central Bank of India	CBIN0282758
11	G.S Kang Carriers	8,590.00	141205500050	ICICI Bank (India)	ICIC0001412
12	Gurunanak Enterprises	99,500.00	898651100002943	IDBI Bank	IBKL0000898
13	Indira Automobiles	22,928.91	42362634400	STATE BANK OF INDIA	SBIN0003752
14	Jai Bajrang Traders	272,307.72	620200001207	BANK OF BARODA	BARBOINDKAN
15	Kanpur Electric Sales	46,199.00	449205040003511	Union Bank of India	UBIN0544922
16	Khan Transport	60,700.00	64005002266	ICICI Bank	ICIC0000640
17	Pawan Brick Field	100,055.00	643100KU00001625	Punjab National Bank	PUNB0643100
18	Raj Transport	16,425.00	50200104343159	HDFC Bank	HDFC0001279
19	Raman Hardware Stores	1,900.00	50200028697841	HDFC Bank	HDFC0000127
20	Rmg Logistics	131,270.00	44040092883	State Bank of India	SBIN0000164
21	Satpal Industries Private Limited	5,504.00	777705033602	ICICI BANK	ICIC0004178
22	Shakti Steel Traders	35,049.00	3865811378	CENTRAL BANK OF INDIA	CBIN0280156
23	Shree Bankey Bihari Construction	33,334.00	60324010000024	UNION BANK OF INDIA	UBIN0906034
24	Shree Sales Corporation	23,625.00	20763938461	INDIAN BANK	IDIB000K581
25	Shri Dinesh Traders	63,790.00	53060200000299	BANK OF BARODA	BARBOAZADNA
26	Shri Waheguru Industeries	74,350.00	2302009300014770	Punjab National Bank	PUNB0230200
27	S.S. Tradelincs	16,380.00	41589323991	State Bank of India	SBIN0003752
28	Varun Infra	18,292.00	42959642719	State Bank of India	SBIN0031006
29	Vishnu Hari Concrete P Ltd	863,800.00	394801010120808	UNION BANK OF INDIA	UBIN0539481
	Total	4,487,615.79			

For JASIA INFRA

PARTNER