

MANU AGRAWAL & CO.

CHARTERED ACCOUNTANTS



27, NAVEEN MARKET,

(2nd Floor), KANPUR-01

CHARTERED ACCOUNTANTS CERTIFICATE

E-mail : macknp@gmail.com

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT & APPLYING BANK ACCOUNT CLOSURE)

Information as on 30-November-2024

Dated : 27-December-2024

Subject: Certificate of amount incurred on **Hare Krishna City** for Construction of **14 Villa** situated on Khasra no./Plot No. **1801, 1802, 1803, 1804 & 1805 (Part)**, Kheora, Kanpur, demarcated by its boundaries (latitude and longitude of the end-points) **26.513017** to the North, **26.4499** to the South, **80.3319** to the East **80.290774** to the West of Village Kheora, Tehsil Kanpur, Kanpur Development Authority, District Kanpur, PIN 208002, admeasuring **5,112.40** sq. meter area, being developed by **M/s Hare Krishna Developers** [Promoter] having **RERA Registration No. UPRERAPRJ13934**, Designated A/C No. **40006801031**
Bank Name **State Bank of India, SME Branch, Ashok Nagar, Kanpur**

S. No.	Particulars	Rs. in lacs Total Cost Estimated	Rs. in lacs Amount incurred
1	Land Cost	16.77	16.77
	(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.)	16.77	16.77
2	Project Clearance Fees	45.00	45.00
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	45.00	45.00
3A	Cost of Development And construction	573.23	573.23
	(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)	573.23	573.23
	Cost of construction incurred (As Certified by Project Engineer)	573.23	573.23
3B	Total Construction Cost (Lower of 3A and 3B.)	573.23	573.23
3C	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)	577.22	577.22
4	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	1,150.44	1,150.44
5	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,212.22	1,212.22
6	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100.00%	
7	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 %)	100.00%	
8	Total amount received from allottees till date since inception of the Project (in Rs.)		538.00
9	70% Amount to be deposited in Designated Account (0.7*Row 7)		376.60
10	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 %)		1,212.21
11	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)		537.92
12	Balance available in Designated A/c		0.09
13	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 - Row 10)		674.30

This certificate is being issued on specific request of **M/s Hare Krishna Developers** (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of our/my knowledge and belief.

- Notes**
- 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 by the Company, directors, employees or agents or any other person.
 - We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
 - The interest cost estimations have been rearranged as per actual incurred cost, however, resulting in the change of total cost of the project from initial estimated cost of Rs 1000 Lacs to Rs 1212.22 lakhs. However since the completion certificate is already issued hence the increase in cost is will not impact the project status. Since Promoter is still incurring interest cost due to low collections on account of marketing, hence the same is considered as project cost.

For Manu Agrawal & Co.
Chartered Accountants

Amit Kumar Agrawal

M. No. 027824

UDIN: 25077824 BMJRLT 64 B9

Date : 27/Dec/24
Place : Kanpur