

**SHUKLA MISHRA & CO.***Chartered Accountants*

645A/454, Janki Vihar Colony,

Jankipuram, Lucknow-226021

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Information as on Sept 30, 2022

Dated :- 14.10.2022

Subject: Certificate of Percentage of Completion of Construction Work of Madhav Residency, 2 No. of Building(s)/2 Block(s) of the Only Phase of the Project [UPRERAPRJ14513] situated on the Khasra no. 114Sa, Demarcated by its boundaries (latitude and longitude of the end points) LAT.-26°52'05"N, Long.-81°04'05"E to the South West LAT.-26°52'06"N, Long.-81°04'07"E to the South East, LAT.-26°52'08"N, Long.-81°04'04"E to the North West, LAT.-26°52'10"N, Long.-81°04'07"E to the North East of Village Tera Khas, Satrikh Road, Pargana, Tehsil & Distt Lucknow, Competent/ Development authority- Lucknow Development Authority, District Lucknow PIN. 226010, measuring 7697.04 Sq. Mt. area being developed by Arsha Infradevelopers Private Limited **having RERA Registration No. -UPRERAPRJ14513, Designated A/C No.4711832677 - Bank Name- KOTAK MAHINDRA BANK**

S.No.	Particulars	Rs.in lacs	
		Total Estimated	Cost 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;	24,000,000	24,000,000
	(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);	2,135,500	2,135,500
	(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.)	26,135,500	26,135,500

S.No.	Particulars	Total Cost	
		Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	46,500	46,500
	(b) Fees paid to Local Authority	24,790,105	24,790,105
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	24,836,605	24,836,605



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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;	203,757,000	101,202,985
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		15,002,777
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	203,757,000	116,205,761
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	203,757,000	116,205,761
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)		12,461,178
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	203,757,000	128,666,939
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	254,729,105	179,639,044
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	63.15%	
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)%	70.52%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	87,819,315	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	61,473,521	
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)	179,639,044	
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)	67,691,602	
11	Balance available in Designated A/c.	20,127,713	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	111,947,442	

This certificate is being issued on specific request of M/s Arsha Infradevelopers Private Limited 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.

Rajneesh Kumar Shukla

(ICAI Mem. No. 405066)

Partner

For and on behalf of

Shukla Mishra & Co..**Chartered Accountants**

(FRN: 013696C)

UDIN: 22405066AZTWY62091

