

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30-06-2025			
Certification work Assigned vide letter dated 04-06-2025			
			Date: 14-08-2025
Subject: Certificate of amount incurred on "Gonard City" for Construction of Plots situated on Khasra no. Property of Khasra No. 253, 249, 248, 250, 251, 252, 236, 261, 260 situated at Village Rajapur, and Property of Khasra No. 53 to 66, Khasra No. 68 to 70 situated at Village Mathura Chaubey, Distt Gonda, U.P.-271301 demarcated by its boundaries (latitude from 27.131158, to 27.129668 and longitude from 81.918345 to 81.918984) to the North, to the South, to the East, to the West of village - Village- Rajapur and Mathura Chaubey, Pargana, Tehsil & District Gonda 271301, Competent Authority/Development Authority, Niyat Pradhikari/Nagar Magistrate, Viniyamt Kshetra District GONDA PIN-271001 admeasuring 45915 sq. meter area, being developed by M/s Archa Infrastructure and Developers Private Limited having RERA Registration No. UPRERAPRJ538571/06/2025, Designated A/C No. 99999840990002, HDFC Bank			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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.	134.83	0.00
SUB TOTAL LAND COST (in Rs.)		134.83	0.00
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)	37.46	20.73
SUB TOTAL FEES PAID (in Rs.)		37.46	20.73
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);	2081.43	482.27
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		2081.43	482.27



S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out- flow) till now
1	2	3	4
3B	Cost of construction incurred (As Certified by Project Engineer)	2,081.43	482.27
3C	Total Construction Cost (Lower of 3A and 3B.)	2081.43	482.27
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,081.43	482.27
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,253.72	503.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		23.17%
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)%		22.32%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-
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)		503.00
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)		-
11	Balance available in Designated A/c.		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		503.00

This certificate is being issued at the specific request of Archa Infrastructure And Developers Private Limited for UP RERA compliance. The certification is based on the information and records provided to us and is accurate to the best of our knowledge and belief.

For M Pandey & Associates
Chartered Accountants

Manish Pandey
(Partner)

Mem. No. 423856

UDIN: 25423856BMIFFM7100

