



D SINGHAL & CO.

CHARTERED ACCOUNTANTS

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Form — 5

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

Information as on: 30.06.2024

Certification work Assigned vide letter No.-----

Dated :- 15.07.2024

PROJECT NAME: KESHAV MAJESTIC (PHASE-2)

PROMOTER RERA REG. NO.- UPRERAPRM38515

PROJECT RERA REG NO.- UPRERAPRJ15355

Subject: Certificate of amount incurred on [Project Name: Keshav Majestic -Phase-2] for Development of land situated on Khasra no. 79, 80, 81 & 83 (Part), demarcated by its boundaries (latitude: 27.5822393,27.585876 and longitude: 77.6581019,77.658823 of the end-points) to the North, to the South, to the East to the West of Village: Mauza -Sunrakh Bangar, Vrindavan, Tehsil- Mathura, Mathura Vrindavan Development Authority, District- Mathura , PIN - 281121, admeasuring 2395 SQM area, being developed by Braj Bhoomi Buildtech Pvt. Ltd. [Promoter] having RERA Registration No. UPRERAPRM38515, Designated A/C No. '101705001660, Bank Name: ICICI BANK.

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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.	47	47
	SUB TOTAL LAND COST (in Rs.)	47	47

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
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)	98	98
	SUB TOTAL FEES PAID (in Rs.)	98	98
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);	2625	1365
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2625	1365



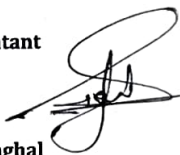
3B	Cost of construction incurred (As Certified by Project Engineer)	2625	1369
3C	Total Construction Cost (Lower of 3A and 3B.)	2625	1365
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	100	100
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2725	1465
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2870	1610
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	52%	
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)%	56%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	2760	
8	GST On amount Collected from Allottees till date since Inception of the Project (in Rs.)	27	
9	Net amount received from allottees till date since Inception of the Project (Net of GST) (in Rs.)	2732	
10	70% Amount to be deposited in Designated Account (0.7*Row 7)	1932	
11	Total amount Refunded to allottees till date since Inception of the Project (Inc. GST) (in Rs.)	345	
12	70% of Total amount Refunded to allottees till date since Inception of the Project (in Rs.)	242	
13	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) + Row-12+ 70% of Row 8	1870	
14	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)	1836	
15	Balance available in Designated A/c. as on 30.06.2024	96	
16	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 13 - Row 14)	34	

This certificate is being issued on specific request of M/s Braj Bhoomi Buildtech Pvt Ltd. (Name of the Promoter) for UP RERA compliance. The certification is based on the information and records produced before us/me till 30.06.2024 and is true to the best of our/my knowledge and belief.

Note:

1. Previous Cost of Construction & Development- Rs. 1391.00 Lakh
2. Increase in Cost of Construction due to Increase in Builtup Area- 1095.00 Lakh as certified by Project Engineer.
3. Increase in Cost of Construction due to Increase in Rates - 139.00 lakhs as certified by project Engineer.
4. Revised Cost of Construction considered - Rs. 2625.00 Lakh

D Singhal & Co.
Chartered Accountant
FRN: 029890C




Name: Deepak Singhal
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UDIN: 24417150BKAFRX6623