

Form-REG-3			
<u>CHARTERED ACCOUNTANT'S CERTIFICATE</u>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT) - PROJECT WISE			
Information as on 30.09.2025			
Certification work Assigned vide letter No. 11		Dated :- 11.10.2025	
Subject: Certificate of amount incurred on Awadh Paradise Phase - 3 (Promoter - Awadh Buildcon Proprietor - Sushil Kumar Rai for Construction of Block 01 of the Phase 03 of the project situated on Khasra no./Plot No.14,21, demarcated by its boundaries (latitude and longitude of the end-points)_Road_ to the North_LAND OF MAYANK AGRAWAL_ to the South_NALI AND PLOT OF DINESH AND OTHERS_ to the East_NALI AND AWADH PARADISE_ to the West of Village HARAHAUA_ Tehsil_PINDRA_ Competent Authority/Development Authority_VARANASI_ District VARANASI _ PIN 221105_ admeasuring 6529.21 sq. meter area, being developed by Promoter AWADH BUILDCON Proprietor Sushil Kumar Rai having bank account number 386905002586, 386905002587, 386905002588 of ICICI Bank Sikraul Branch Varanasi.			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	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.	1,646,4,170 72,25,470	1,64,64,170 72,25,470
	SUB TOTAL LAND COST (in Rs.)	2,36,89,640	2,36,89,640

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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	50,000 1,99,20,798 80,15,888	1,99,20,798 5,90,000
	SUB TOTAL FEES PAID (in Rs.)	2,79,86,686	2,05,10,798
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);	53,59,44,677	65,13,018
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)	53,59,44,677	65,13,018
3B	Cost of construction incurred (As Certified by Project Engineer)		62,12,102
3C	Total Construction Cost (Lower of 3A and 3B.)		62,12,102
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)		0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)		62,12,102
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	58,76,21,003	5,04,12,540
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	1.5%	
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)%	8.56%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	37,54,001	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	26,27,801	
9	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)	5,03,00,357 	

10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)	25,80,275
11	Balance available in Designated A/c.	11,73,726
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4,77,20,082

This certificate is being issued on specific request of M/s Awadh Buildcon Prop : Sushil Kumar Rai for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

Hrishikesh Mishra & Associates
Chartered Accountant



Place : Varanasi
Date : 11.10.2025

Hrishikesh
M. No. 400268
FRN: 010441C

UDIN : 25400268BMKTXK7163