

HARSH K AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS



55/1A, CIVIL LINES JHANSI

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

Information as on 1/10/2021

Certification work Assigned vide letter No. JDA/2019-20

Date: - 31-12-2021

Subject: Certificate of amount incurred on **Construction of 756 EWS DUs under AHP component PMAY-U at Vill. Karari** for construction of 16 Tower/Block/Buildings situated on Khasra no./ Plot no. **396/2 & 397**, demarcated by its boundaries (latitude and longitude of the end-points) 25.5104665, 78.5246272 to the North 25.509009, 78.524757 to the South 25.5090084, 78.524432 to the East 25.5107947, 78.5236143 to the West of Village Karari, Tehsil **Jhansi**. Competent Authority/Development Authority **JHANSI DEVELOPMENT AUTHORITY, JHANSI**, District Jhansi, PIN 284001, measuring 24700 sq. meter area, being developed by **JHANSI DEVELOPMENT AUTHORITY, JHANSI**, having **RERA ID No. 157680**. Designated A/C No.- **34610205000120**, Bank Name- **Union Bank of India**.

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual outflow) up till now
1	2	3	4
		Rs. In Lakhs	Rs. In Lakhs
1	Land Cost		
	(a) Acquisition cost of land (Purchase or through agreement with land owners) and legal cost on land transaction:	0	0
	(b) Amounts payable to obtain development rights, additional FAR and any other incentive under local Authority or State Government or any statutory authority, if any		0
	(c) Acquisition cost of TDR (transfer of development rights), if any		0
	(d) Amounts payable to State Governments 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)		0
	(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.	0	0
	SUB TOTAL LAND COST (in Rs.)	0	0
2	Project Clearances Expenses (in Rs.)	0	0
	(a) Fees paid to RERA	1.2851	1.2851
	(b) Fees Paid to local authority	0	0
	(c) Consultant/Architect Fees (directly attributable to Project)	3.50	3.50

	(d) Any Other (Specify)	0	0
	SUB TOTAL FEES PAID (in Rs.)	4.79	4.79
3A	Cost of Development/Cost of Construction	332.4	332.4
	(a) Cost of services (water, electricity to construction site), Site Overheads	0	0
	(b) Depreciation cost on Machinery and equipments purchased or hired and maintenance cost, consumables etc. (so long these costs are directly incurred in the construction of the concerned project);	0	0
	(c) Cost of material actually purchased	0	0
	(d) Cost of Labour (excluding cost of salaries of employees of the company not directly attached to the Project)	0	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	332.4	332.4
3B	Project Cost of construction incurred (As Certified by Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B)	0	0
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	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row3C +3D)	0	0
4	TOTAL COST OF PROJECT (Row1 +Row2+ Row3)	0	0
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect’s Certificate)	24.6%	
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 row4)%	0	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
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)	0	
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)	0	
11	Balance available in Designated A/c.	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0	
This certificate is being issued on specific request of M/S Jhansi Development Authority for UP RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.			

For Harsh K Agarwal & Associates
Chartered Accountant
FRN NO. 011783C



Harsh K Agarwal
(Harsh K Agarwal)
Partner
M No. 402244

Date: 28.08.2022

Place: Jhansi

UDIN No. 24402244BKBIHU4034