



PRAKASH HIRWANI & ASSOCIATES

Chartered Accountants

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Form - 3

Information as on 30.09.2023

Certification work Assigned vide letter No. SGR/2023-24/06

Dated :- 10.10.2023

Subject: Certificate of amount incurred by M/s Shree Ganesh residency LLP (For Phase II) for Construction of 130 Duplexs & 02 Commerical Shop situated on Khasra no 801, demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Lehargird, Tehsil Jhansi Competent Authority/Development Authority, District Jhansi , PIN 284002 , admeasuring 30280 sq. meter area, being developed by M/s Shree Ganesh residency LLP having RERA Registration No .UPRERAPRJ15823 , Designated A/C No 0229002100070777 Bank Name Punjab National 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;	292.26	292.26
	(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.		
	SUB TOTAL LAND COST (in Rs.)	292.26	292.26
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	272.28	265.91
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	272.28	265.91
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	6600.00	4862.64
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6600.00	4862.64



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3B	Cost of construction incurred (As Certified by Project Engineer)	6600.00	4850.00
3C	Total Construction Cost (Lower of 3A and 3B.)	6600.00	4850.00
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)	201.41	201.41
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	6801.41	5051.41
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	7365.95	5609.58
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		73.48%
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)%		76.16%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		5855.89
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		4099.12
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)		5609.58
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)		4099.12
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1510.46

This certificate is being issued on specific request of M/s Shree Ganesh Residency LLP (Partner -Ashok Agarwal) 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.

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CA PRAKASH HIRWANI
M. No. - 413260
UDIN - 23413260BGQXJC2778
DATE : 10.10.2023

Invoice No. PHA/232410/0008

Dated 10-Oct-2023

Ref. No.

Prakash Hirwani & Associates

Chamber No 26, 1st Floor

48 Chambers, Jhansi

State Name : UttarPradesh, Code : 09

E-Mail : caprakashhirwani@gmail.com

INVOICEParty : **Shri Ganesh Residency LLP**
Jhansi

State Name : Uttar Pradesh, Code : 09

SI No.	Description of Goods	HSN/SAC	Quantity	Rate	per	Amount
1	Certification Fees Rera - 30.09.2023 - Ph 2		1 nos.	2,000.00	nos.	2,000.00
	Total		1 nos.			2,000.00

Amount Chargeable (in words)

E. & O.E

Indian Rupees Two Thousand OnlyRemarks:

Rera - 30.09.2023 - phase - 2

Company's Bank Details

Bank Name: Union Bank of India

A/c No. : 346101010035192

Branch & IFS Code: Civil Lines, Jhansi & UBIN0534617

Declaration

We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

for Prakash Hirwani & Associates

Authorised Signatory

This is a Computer Generated Invoice