

A SACHIN AND ASSOCIATES

CHARTERED ACCOUNTANTS

Address: 47/1-G, Krishna Enclave Ph-2, Shivpuri Road, Jhansi – 284003 (U.P)

✉casachinagarwal97@gmail.com ☎ +91- 9616012748

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No. 764/JDA/2024-25

Information as on 31-12-2025

Subject: Certificate of amount incurred on **Transport Nagar Yojana (Phase-1)**, for Acquisition and Development of land in shops Situate on Khasra no – **(519)** demarcated by its boundaries (25.515225722851167, 78.53276487031793) to the North, (25.51430453572783, 78.53356277076878) to the South. (25.514625503121547, 78.5337804679307) To the East (25.51494889632554, 78.53248293783031) to the West of village Karari Tehsil Jhansi Competent Authority/Development Authority Jhansi Development Authority District – Jhansi PIN - 284001 ad measuring 6330 sq meter area, being developed by Jhansi

Development Authority and ID [UPRERAPRM19833], having **Separate A/c No. 50200110971018** **Bank Name- HDFC Civil Lines-Jhansi-UP.**

PART – A

(Rs in Lac)

S.No	Particulars	Total Estimated Cost	Amount incurred till last quarter	Amount incurred During the quarter	Amount incurred till now
1	Land Cost				
(a)	Acquisition cost of land and legal costs on land transaction.	83.37	83.37	NA	83.37
(a.1)	For Project Estimation Purpose	NA	NA	NA	NA
(i)	In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in UP RERA. whichever is higher	NA	NA	NA	NA
(ii)	In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate	NA	NA	NA	NA

	on the date of application of registration in UP RERA, whichever is higher				
(iii)	In case of inherited gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in UP. RERA	NA	NA	NA	NA
	TOTAL OF LAND COST-For Project Estimation Purpose	NA	NA	NA	NA
(a.2)	For Purpose of % Completion of the project and Withdrawal from Separate Account	NA	NA	NA	NA
(i)	In case of acquisition through Purchase, the actual purchase price will be considered.	83.37	83.37	NA	83.37
(ii)	In case of acquisition through land Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	NA	NA	NA	NA
(iii)	In case of inherited gifted/through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter	NA	NA	NA	NA
	TOTAL OF LAND COST - For % completion and withdrawal purpose	83.37	83.37	NA	83.37
(b)	Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any.	NA	NA	NA	NA
(c)	Amounts payable to State Government 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).	NA	NA	NA	NA
(d)	Interest (Other than Penal Interest and Penalties etc)	NA	NA	NA	NA
(d.1)	paid to Financial Institution. Scheduled Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilized for purchase of land	NA	NA	NA	NA
(d.2)	paid on Unsecured Loan(s) this interest amount will be restricted at State Bank of India Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilized for purchase of land	NA	NA	NA	NA
(d.3)	paid to the Competent Authority for acquisition of land	NA	NA	NA	NA
	TOTAL OF LAND COST	83.37	83.37	NA	83.37

1-A	For Project Estimation Purpose i.e. a.1+ b+c+d	83.37	83.37	NA	83.37
1-B	For Withdrawal Purpose i.e. a.2 b+c+d	83.37	83.37	NA	83.37
2	Project Clearance Fees	NA	NA	NA	NA
(a)	Fees paid to RERA	0.74	0.74	0.74	0.74
(b)	Fees paid to Local Authority	0.00	0.00	NA	0.00
(c)	Consultant/Architect Fees (directly attributable to project)	NA	NA	NA	NA
(d)	Any other (specify)	NA	NA	NA	NA
	TOTAL OF FEES PAID	0.74	0.74	0.74	0.74
3(A)	Cost of Construction and Development	711.54			
(a)	Cost of services (water, electricity to construction, Sewerage, boundary wall, park development, road Development, horticulture site). Site Overheads,	711.54	648.74	0.18	648.92
(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).	NA	NA	NA	NA
(c)	Cost of materials actually purchased,				
(d)	Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);				
(e)	Head over expenses at 10%				
(f)	Contingency expenses at 15%				
	Total of Construction and Development Cost (sum of (a) to (f) of 3A)	711.54	648.74	0.18	648.92
3(B)	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	711.54			
3(C)	Total Construction and Development Cost (Lower of 3A and 3B.)	711.54	648.74	0.18	648.92
3(D)	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project:	NA	NA	NA	NA
(a)	paid to Financial Institution. Scheduled Banks, NBFC and	NA	NA	NA	NA
(b)	paid on Unsecured Loan (3)- this interest amount will be restricted at State Bank of India-Marginal cost of Fund based lending Rate (SBI-MCLR)"	NA	NA	NA	NA

3(E)	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	711.54	648.74	0.18	648.92
4	TOTAL COST OF PROJECT	795.66			
4(A)	For Project Estimation Purpose (S No. 1A + S No. 2+ S No. 3E - For % completion of the project and withdrawal purpose (S No. 1B+S No. 2+S No. 3E)	795.66	732.85	0.18	733.03
4(B)	For % completion of the project (S No.1A+S No. 2+ S No. 3E	795.66	732.85	0.18	733.03
5	Percentage completion of Construction. Development Work completed as per latest REG-21e (Amount in Row 4 of REG-2/Amount in Row 3 of REG-2) x100	91.20%			
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col 6 of S No. 4B/Col.3 of S No. 4B)	92.13%			
7	Total amount received from allottees till date since Inception of the Project	0.00	0.00	0.00	0.00
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	0.00			
9	Loan sanctioned for the project till date (secured and unsecured both)	NA	NA	NA	NA
10	Loan disbursed for the project till date (secured and unsecured both)	NA	NA	NA	NA
11	Interest on deposits (flexi facility) credited to the Separate account	NA	NA	NA	NA
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10+S No. 11)	0.00			
13	Cumulative Amount that can be withdrawn from Separate a/c, te. (Total Estimated Cost Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B S No. 6)	733.03			
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily end that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	NA	NA	NA	NA
15	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 Separate Account & the amount	0.00			

	already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))				
16	Computed Balance in Separate A/c as on date (S No. 12 - S No. 15)	0.00			
17	Actual Balance available in Separate A/c us on date	0.00			
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16-S No. 17) Should be Nil	0.00			
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/e (Minimum of S No. 17 and (S No. 13+S No. 14-S No. 15))	733.03			
20	Amount to be directly paid to the vendors/ billers/contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	NA			
21	Amount that can be finally transferred to the Transaction account (S No. 19-S No. 20)	733.03			

This certificate 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 us/me and is true to the best of our/my knowledge and belief.

Note: Based on the information provided by the promoter. I certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings

FOR A SACHIN AND ASSOCIATES

Chartered Accountants

FRN: 037562C




CA SACHIN AGARWAL

M.No 450492

UDIN: 26450492CLKQZX8939

Date: 06.01.2026