VSM & Company
Chartered Accountants
Office - Flat No. 3, Greenwood Apartments, 22 Gokhley Marg, Lucknow 226001, Uttar Pradesh
Telephone: 91-9721126000 E- mail: caashwanijaiswal@gmail.com

M/s Amrit Planners Pvt. Ltd., having its registered office at Room No 1, 127 Arjunganj Lucknow 226012, UP, India. The company is developing a real estate project registered under the Real Estate (Regulation and Development) Act, 2016 (Project registration No:UPRERAPRJ761984; Name: Amrit Heights for Tower 1A of 1 No. of Building(s) of the Project [UPRERA Registration Number UPRERAPRJ 761984] situated on thePlot no GH-1 Shushant Golf City Sector-F Saheed Path Lucknow Demarcated by its boundaries (latitude 26 46 18.1 and longitude 81 00 52.3 of the end points) Tehsil Lucknow Competent/Development authority Lucknow Developemt Authority District Lucknow PIN 226030 admeasuring 3422.95 sq.mts.. **This certificate is based on the records and documents produced before me and explanations provided to me by the management of the Company.**

1.) There are certain common expenses which are incurred across the various projects being developed on the land. The apportionment of such expenses has been made on the basis of the land area between the registered projects.
2.) To calculate the eligible amount of withdrawal in future, the limit of 70% has also been applied on the amount which has already been withdrawan from the total receipts from allottes so that the entire withdrawal is in confirmity with the provisions of the Act.
3.) The Architect and Engineer's certificate as furnished to us are true and correct and we do not vouch for their veracity.

Jan to Mar 2021 **Certificate No. Heights/02**

TO WHOMSOEVER IT MAY CONCERN

Sr. No.	Particulars	Amount (Rs. In Crore)	
		Estimated	**Incurred**
1. i.	**Land Cost :**		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost. **(Based on proportionate saleable area for the project out of the entire township area as informed)**	7.60	7.60
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	0.00	0.00
	c. Acquisition cost of TDR (if any)	0.00	0.00
	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. ; and	0.00	0.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
	f. Under Rehabilitation Scheme :		
	(*i*) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00	0.00
	(*ii*) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	0.00	0.00
	Note : (for total cost of construction incurred, Minimum of (*i*) or (*ii*) is to be considered).	0.00	0.00
	(*iii*) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	0.00	0.00
	(*iv*) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities t onwards and in project of rehabilitation.	0.00	0.00
	Sub-Total of LAND COST	**7.60**	**7.60**
ii.	**Development Cost/ Cost of Construction :**		
	a. (*i*) Estimated Cost of Construction as certified by Engineer.	27.89	Not Applicable
	(*ii*) Actual Cost of construction incurred as per the books of accounts.	Not Applicable	1.18
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintainance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	0.00	0.00
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	0.00	0.00
	c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;	0.00	0.00
	Sub-Total of Development Cost	27.89	1.18
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	35.49	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		8.78
4.	% completion of Construction Work % (as per Project Architect's Certificate)	0.00%	
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	24.74%	

6.	Amount Which can be withdrawn from the Designated Account. **Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)**	0.00
7.	Amount Collected as on the date of the certificate	0.00
8.	Less : 30% Free cash from above in terms of the Act	0.00
9.	Balance Amount to be deposited in designated account	0.00
10.	Net Amount which can be withdrawn from the Designated Bank Account	**0.00**

This certificate entails the promoter to withdraw the amount as mentioned in Sl. No. 6 and deposit the amount mentioned in Sl. No. 9. Hence net amount which can be withdrawn is mentioned at Sl. No. 10. However, the amount which has been already withdrawn since the inception of the project would need to be reduced from the stated figure to arrive at the permissible amount.

Yours Faithfully,
For VSM & Company
Chartered Accountants

Ashwani Jaiswal

UDIN:-22422064AGCALU8062
Ashwani Jaiswal (M.No. 422064)
Partner

Dated :- 28/02/2022
Place :- Lucknow