



Chakravarti Ghosh Guha & Co.
CHARTERED ACCOUNTANTS

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CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 30th Sep' 2025			
Certification work Assigned vide letter No. CGG/RERA/UP/001		Dated :- 11-10-2025	
Subject: Certificate of amount incurred on Halwasia Shivar Sambandh for Construction Work of 133 No. of House(s) of the 2nd Phase of the Project "Halwasia Shivar Sambandh" situated on the Khasra No 8,15,16,17,18,19,21,22,23,24,26,27,28,29,30,73,74 & 457 Demarcated by its boundaries to the 26°45'28.1"N 81°05'29.2"E North 26°45'25.6"N 81°05'23.9"E to the South 26°45'22.0"N 81°05'31.4"E to the East 26°45'31.1"N 81°05'20.5"E to the West of village Shivar & Magahua Tehsil Mohanlalganj Lucknow Development Authority District Lucknow PIN 226501 admeasuring 34359.72 sq.mts. area being developed by Halwasia & Sons Pvt Ltd. Designated A/C No 777705423138 Bank Name ICICI Bank Vivek Khand, Gomti Nagar, Lucknow,			
		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.	306	306
	SUB TOTAL LAND COST (In Rs.)	306	306
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)	289	269
	SUB TOTAL FEES PAID (In Rs.)	289	269
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);	1,548	532
	Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)	1,548	532
3B	Cost of construction Incurred (As Certified by Project Engineer)	1548	532
3C	Total Construction Cost (Lower of 3A and 3B.)	1,548	532
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)	92	9.08
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,640	541
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,236	1,107



K. Tripathi

Offices:

Riviera Colony, 13/44 Prag Narain Road, Lucknow-226001
704, HUB TOWN VIVA, Shankar Wadi, Western Express Highway, Jogeshwari East, Mumbai-400060
2nd Floor, Commercial House 135, B.R. Basu Road, B.B.D. Bag, Kolkata-700001

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0
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)%	49.50%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1196.11
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	837.27
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)	1,106.69
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)	809.56
11	Balance available in Designated A/c.	0.99
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	297.13

This certificate is being issued on specific request of M/s Halwasiya & Sons Pvt Ltd 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.

For Chakravarti Ghosh Guha & Co.
Chartered Accountants

FRN:301010E

Harendra Kumar Tripathi
Harendra Kumar Tripathi FCA DISA (ICAI)
Partner

M. No. 407661

UDIN:

