



CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31st December 2023			
Certification work Assigned vide letter No. CGG/RERA/UP/001		Dated :- 17-01-2024	
Subject: Certificate of amount incurred on Halwasiya Shivlar Sambandh for Construction Work of 133 No. of House(s) of the 2nd Phase of the Project "Halwasiya Shivlar 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			
		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	265
	SUB TOTAL FEES PAID (in Rs.)	289	265
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	19
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,548	591
3B	Cost of construction incurred (As Certified by Project Engineer)	1548	-
3C	Total Construction Cost (Lower of 3A and 3B.)	1,548	-
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	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,640	
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,236	591



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 R.R. Road, R.R. Road, Kolkata-700004

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)%	26.44%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	161.77
8	70% Amount to be deposited in Designated Account(0.7*Row 7)	113.24
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)	591
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)	81.70
11	Balance available in Designated A/c.	10.73
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	509

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 FCA DISA (ICAI)

For Chakravarti Ghosh Guha & Co.

Chartered Accountants

FRN:301010E



Harendra Kumar Tripathi FCA DISA (ICAI)

Partner

M. No. 407661

UDIN: