

Kapoor & Tandon

Chartered Accountants

C-27/273 K-1, 2nd Floor, Indian Press Colony,
Near Kashi Anathalaya, Lahurabir, Varanasi Pin # 221 002
Phone # 0542 – 2200065, 2207772, 9336907568, 9335331594
Email id: anooptandon7@gmail.com

Form-REG-3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF CHANDRA TOWERS PVT. LTD. (CHANDRA ANANDAM))			
Information as on	01.07.2021	30.09.2021	
Certification work Assigned vide letter No.-----		Dated :-	

Subject: Certificate of amount incurred on Chandra Anandam for Construction of _____ Tower/Block/Building(s) Block-A situated on Khasra no./Plot No. 13, 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 Sehmalpur, Varanasi, Tehsil Pindra Competent Authority/Development Authority, District Varanasi, PIN 221202, admeasuring sq. meter area, being developed by Chandra Towers Pvt. Ltd. having RERA Registration No. UPRERAPRJ248919 , Designated A/C No.31569311317 Bank -State Bank of India, SME Branch (Specialised Commercial Branch), Kachahari, Varanasi.			
		Rs.in lacs	Rs. In lacs
S.N o.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4



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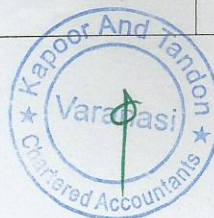
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	Land Cost Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; Acquisition cost of TDR (Transfer of Development Rights), if any; 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); 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.	NIL NIL NIL NIL NIL	
	SUB TOTAL LAND COST (in Rs.)	0	0



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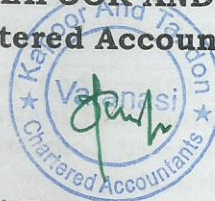
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	0	Rs.5,16,76,106.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	Architect & Project Engineer Certificate Attached	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	48.97%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	Rs. 5,68,77,971.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Rs. 3,98,14,580.00	
9	Cumulative 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)	Rs. 2,78,53,142.00	

01.07.2021 – 30.09.2021

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)	Rs. 2,17,65,909.00
11	Balance available in Designated A/c.	Rs. 60,87,233.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	Rs. 60,87,233.00

This certificate is being issued on specific request of M/s **Chandra Towers Pvt. Ltd.** for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.

For KAPOOR AND TANDON
Chartered Accountants



Manoj Tandon
(Proprietor)

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M. No. : 074248

PLACE: VARANASI

DATE: Thursday, April 14, 2022

