



AGARWAL SHAILJA & ASSOCIATES

Chartered Accountants

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CHARTERED ACCOUNTANT'S CERTIFICATE (AMENDED)

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30-09-2022

Certification work Assigned vide letter No. 20-09-2019

Dated :- 17/01/2023

Subject: Certificate of amount incurred on ATTALIKA PALMS for Construction of Layout of Residential Plots situated on Khasra No. 897, 896, 863, 887, 890, 885, 898 part, 889, 886, 847 & 855 part, demarcated by its boundaries (26°42'23.1"N & 80°58'48.4"E) to the North, (26°42'11.7"N & 80°58'40.7"E) to the South, (26°42'15.8"N & 80°58'47.9"E) to the East (26°42'17.1"N & 80°58'38.6"E) to the West of Village Purseni, Tehsil Mohanlalganj, Lucknow Development Authority, District Lucknow, PIN 227305, admeasuring 38837.16 sq. meter area, being developed by ATTALIKA REAL ESTATE P LIMITED having RERA Registration No. UPREREPRJ353380, Designated A/C No. 50200041190642 of HDFC Bank, Pranay Towers, Lucknow.

S.No.	Particulars	(Rs.)	(Rs.)
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Land Cost	3	4
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	29,914,100	30,185,100
	(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.	5,775,000	3,182,781
	SUB TOTAL LAND COST (in Rs.)	35,689,100	33,367,881



S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out flow) till now
1		4	4
2	Project Clearance Fees	72,811,945	74,148,155
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Cost of Mortgage Deed (performance guarantee)		
	SUB TOTAL FEES PAID (in Rs.)	72,811,945	74,148,155
3A	Cost of Development And Construction	68,458,000	69,437,703
	(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 and labour charges;		
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to the project);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	68,458,000	69,437,703
3B	Cost of construction incurred (As Certified by Project Engineer)	68,458,000	69,437,703
3C	Total Construction Cost (Lower of 3A and 3B.)	68,458,000	69,437,703
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	68,458,000	69,437,703
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	176,959,045	177,153,939
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	99.54%	
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)%	100.11%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		351,521,284
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		246,064,899
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)		177,153,939
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)		171,315,000
11	Balance available in Designated A/c as on 30.09.2022		75,047,906
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		5,838,939

This certificate is being issued on specific request of M/s Attalika Real Estate P Limited 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.

This certificate is issued in reference to RERA certificate issued by us on 14.10.2022 (UDIN 22431174AZRARF5841). This is to confirm & certify that Balance available in Designated A/c as on 30.09.2022 as mentioned in S.no 11 of our pervious certificate has been inadvertently given as Rs.6,70,47,906/- due to the typographical error instead the the amount should be read as Rs.7,50,47,906/- as given above.No other figure/amount has been impacted due this error.

For and on behalf of
Agarwal Shailja & Associates
Chartered Accountants
Firm's Registration Number 022717C

(Shailja Agarwal)
Proprietor
Membership Number: 431174
UDIN:23431174BGXVC3326
Place: Lucknow

