

MOHIT SHARMA & COMPANY

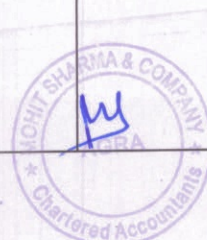
CHARTERED ACCOUNTANTS

4/15, TEELA WALI GALI, KACHERI GHAT, AGRA-282004

Mobile No. +917417062996

mohitsharma3107@gmail.com

Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31/03/2022			
Certification work Assigned vide letter No. 1		Dated :- 17/04/2023	
Subject: Certificate of amount incurred Construction Work of Plots and 75 Villas of the Project Krishna Villas [UPRERA176038] situated on the Khasra No 158A & 158B, Mauja Mohamadpur and Demerged land on C-2 Shastripuram Yojna Demarcated by its boundaries (latitude and longitude of the end points) 27.198091, 77.930148 to the North, 27.196643, 77.930185 to the South, 27.197335, 77.930773 to the East, 27.197245, 77.929594 to the West of village Mohamadpur/Shastripuram Tehsil Agra Competent/ Development authority Agra Development Authority District Agra PIN 282007 admeasuring 19338.45 sq.mts. area being developed by Agra Infra Planners Pvt. Ltd having RERA Registration No. UPRERAPRM130379, Designated A/C No. 0080102000050926 Bank Name IDBI Bank, Sanjay Place, Agra.			
		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.	540.71	540.71
	SUB TOTAL LAND COST (in Rs.)	540.71	540.71
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)	350	346.56
	SUB TOTAL FEES PAID (in Rs.)	350	346.56
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);	2200	265.98



	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2200	265.98
3B	Cost of construction incurred (As Certified by Project Engineer)	2200	260
3C	Total Construction Cost (Lower of 3A and 3B.)	2200	260
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)	500	374.17
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2700	634.17
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3590.71	1521.44
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		11.82%
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)%		42.37%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		31,571,930.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		22,100,351.00
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)		152,144,000.00
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) **		31,571,930.00
11	Balance available in Designated A/c.		1,854,728.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		120,572,070.00

This certificate is being issued on specific request of M/s Agra Infraplanners Private Limited for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

For Mohit Sharma and Company

Chartered Accountants

UDIN : 23422181BGXUVX4973



Mohit Sharma

Proprietor

Membership No 422181