

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN : 22432257ANCUQX6614

FORM-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 30.06.2022

Certificate No. - RNGC/RERA/UP/DPK/713

Date : 18.07.2022

Subject: Certificate of amount incurred project "Chandak Imperial Square" for Construction of one Commercial Tower situated on Plot no 33 and 38 Demarcated by its boundaries 26.788669; 80.995913; 26.77919; 80.990388 (latitude and longitude of the end points) to the North to the South to the East to the West of village- NA; Tehsil- Kanpur Nagar; Competent/Development authority- Kanpur Development Authority; District Kanpur; PIN 208001 admeasuring 2777 sq.mts. area being developed by Chandak Projects having RERA Registration No. UPRERAPRJ548357, Designated A/C No. 50200043454672, Bank Name:- HDFC Bank, Civil Lines, Kanpur.

		Rs. in Lakhs	
S.No.	Particulars	Total Cost Estimated	Amount incurred
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.	5100.00	4915.74
	SUB TOTAL LAND COST (in Rs.)	5100.00	4915.74
S.No.	Particulars	Total Cost Estimated	Amount incurred
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)	550.00	532.83
	SUB TOTAL FEES PAID (in Rs.)	550.00	532.83
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);	2850.00	1667.41
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2850.00	1667.41
3B	Cost of construction incurred (As Certified by Project Engineer)	2850.00	1670.00
3C	Total Construction Cost (Lower of 3A and 3B.)	2850.00	1667.41
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)	500.00	280.70
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3350.00	1948.11
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	9000.00	7396.68

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	58.60%
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)%	82.19%
7	Total amount received from allottees till date since inception of the Project	4266.13
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	2986.29
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)	7396.68
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)	2986.29
11	Balance available in Designated A/c for the project	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	4410.39

This certificate is being issued on specific request of M/s. "Chandak Projects" 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.

Note :- Since no money has been deposited in the designated account by the promoter, the withdrawal as shown in Row 10 above has been calculated as 70% of total amount received from customers net of Taxes and cess.

Note: As stated by the promoter due to changing market conditions, inflation and fluctuations in material prices, the estimated cost of project got increased from Rs. 8250 Lakhs to 9000 Lakhs. The promoter is in the process of filing an application for change in project cost before Authority and takes full responsibility in this regard. For the purpose of calculating the withdrawal limit, the revised estimated cost has been taken into consideration.

Date: 18.07.2022

Place: Jaipur

For Ramanand Goyal & Company

FRN: 002384C



CA Praneti Agarwal

(Partner)

Membership No: 432257

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