

HARSH K AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS



55/1A, CIVIL LINES JHANSI

MOB: 9450081029

EMAIL: ca.harshagarwal@gmail.com

CHARTERED ACCOUNTANT CERTIFICATE

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

Information for the Qtr. Ended (Oct to Dec-2022)

Certification work Assigned vide letter No. 763/JDA/2024-25

Date :- 31-12-2024

Subject: Certificate of amount incurred on **Construction of 2BHK and 3BHK Flat (Group Housing) at Betwa Vihar Awasiya Yojna, Jhansi** for Construction of 06 Tower/Block/Building situated on Khasra no./Plot No. **BETWA VIHAR AWASIYA YOJNA GROUP HOUSING PLOT**, demarcated by its boundaries lat 25.49669 long. 78.57445 to the North lat 25.49361 long. 78.57538 to the South, lat 25.49518 long. 78.57443 to the East lat 25.49752 long. 78.57254 to the West of Village BOODA, Tehsil JHANSI Competent Authority/Development Authority District **Jhansi**, PIN **284002** admeasuring 13481sq. meter area, being developed by **JHANSI DEVELOPMENT AUTHORITY**, having RERA Registration No. **UPRERAPRJ613393**. Designated A/c No.-**3672000101267524**
Bank Name PUNJAB NATIONAL BANK, CIVIL LINES, JHANSI,

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
1	2	3	4
		Rs.In Lakhs	Rs.In Lakhs
1	Land Cost (a) Acquisition cost of land (Purchase or through agreement with land owners) and legal cost on land transaction: (b) Amounts 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 Governments 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.	1482.91	1482.91
	SUB TOTAL LAND COST (in Rs.)	1482.91	1482.91
2	Project Clearances Fees (a) Fees paid to RERA (b) Fees Paid to local authority (c) Consultant/Architect Fees (directly attributable to Project) (d) Any Other (Specify)	0 0 9.10 0	0 0 6.60 0
	SUB TOTAL FEES PAID (in Rs.)	9.10	6.60



3A	Cost of Development And Construction (a) Cost of services (water, electricity to construction site), Site Overheads (b) Depreciation cost on Machinery and equipments purchased or hired and maintenance cost, 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 the Project)	2777.83 0 0 0	2205.37 0 0 0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2777.83	2205.37
3B	Cost of construction incurred (As Certified by Project Engineer)	2777.83	2205.37
3C	Total Construction Cost (Lower of 3A and 3B)	2777.83	0
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row3C +3D)	2777.83	2205.37
4	TOTAL COST OF PROJECT (Row1 +Row2+ Row3)	4269.84	3694.88
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	79.39%	
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 row4)%	86.53%	
7	Total amount received from allottees & Up. Govt. till date since Inception of the Project (in Rs.)	Rs.6293.38	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Rs.4405.36	
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.3694.88	
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.2211.97	
11	Balance available in Designated A/c.	Rs.2193.39	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	Rs.1482.91	
This certificate is being issued on specific request of Jhansi Development Authority (Promoters) for UP RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.			



For Harsh K Agarwal & Associates

(Harsh K Agarwal)

Partner

UDIN No: 25402244BMHWZO3296

Date: 06-02-2025

Place: Jhansi

M.No 402244