

MISHRA SHARAD ASSOCIATES
CHARTERED ACCOUNTANT

9A-4/3, RAMPUR GARDEN
NEAR JANKI FLATES,
BAREILLY. U.P. PIN 24300

Ph.: 0581-2567410

Cellular : 9412293572

E-mail : msasharad@gmail.com

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhawan, Rajya Niyojan Sansthan,
Kalan Kakar House, Old Hydrabad.

Form- REG-3					
(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quartet Progress Report)					
No. 3/ RDA			Date:- 22.09.2025		
Information as On 22.09.2025					
Subject: Certificate of amount incurred on Vyomkesh Avasiye Yojna for Acquisition and Development of land situate on Khasra no./Plot No. (Details of Khasras attached), demarcated by its boundaries (28.78783889, 79.04970278), (28.77894167, 79.05777222), (28.78488056, 79.05897222), (28.78314722, 79.04845) to the North, to the South , to the East to the West of Villages Pahadi, Barhpura Sharqi, Tashka, Bhamraua of Tehsil Sadar, Rampur Development Authority, District Rampur, PIN 244901 admeasuring 500585, sq. meter area, being development by Rampur Development Authority, having Separate A/c No 44338603544 Bank Name SBI, Main Branch Nawab Gate Beside Akashwani Rampur Uttar Pradesh .					
PART-A					
		Rs. in lacs	Rs. in lacs	Rs. in lacs	Rs. in lacs
S.No.	Particulars	Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				



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	(a.1)For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	21802.00	15663.00	6139.00	21802.00
	ii- In case of acquisition through joint development agreement with landowner, the consideration as specified in the joint development agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	NA	NA	NA	NA
	iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	NA	NA	NA	NA
	TOTAL OF LAND COST - For Project Estimation Purpose	21802.00	15663.00	6139.00	21802.00
	(a.2) For Purpose of % Completion of the project and Withdrawal Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	NA	NA	NA	NA
	ii- In case of acquisition through joint development agreement with landowner,	NA	NA	NA	NA



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	the cost of land shall be the actual cost incurred by the landowner				
	iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.	NA	NA	NA	NA
	TOTAL OF LAND COST - For % completion and withdrawal purpose	NA	NA	NA	NA
	b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any,	NA	NA	NA	NA
	(c) Amounts payable to State Government or competent authority other any or statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	NA	NA	NA	NA
	d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution , Scheduled Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilized for purchase of land	1000.00	00.00	160.93	160.93



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	b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI - MCLR) provided such loan has been utilized for purchase of land c) paid to the Competent Authority for acquisition of land				
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	22802.00	15663.00	6299.93	21962.93
1B	-For Withdrawal Purpose i.e. a.2+ b+c+d				
2	Project Clearance Fees				
	(a) Fees paid to RERA	25.08	00	25.08	25.08
	(b) Fees paid to Local Authority				
	(c) Consultant/Architect Fees (directly attributable to project)				
	(d) Any other (specify)				
	TOTAL OF FEES PAID	25.08	00	25.08	25.08
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	24352.71	00	00	00
	(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	NA	NA	NA	NA



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	construction of the concerned project);				
	(c) Cost of materials actually purchased;	NA	NA	NA	NA
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	NA	NA	NA	NA
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	24352.71	00	00	00
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	24352.71	00	00	00
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	24352.71	00	00	00
3D	Interest on loan/borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project: a) Financial paid to Institution, Scheduled Banks, NBFC b) paid on and Unsecured Loan(s)-this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR)"	NA	NA	NA	NA
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST	24352.71	00	00	00



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	(S No. 3C + S No. 3D)				
	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A+ S No. 2 + S No. 3E)	47179.79	15663.00	6325.01	21988.01
4B	-For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	NA	NA	NA	NA
5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2/Amount in Row 3 of REG-2) x100	NA	NA	NA	NA
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	NA	NA	NA	NA
7	Total amount received from allottees till date since Inception of the Project	Nil	Nil	Nil	Nil
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	NA	NA	NA	NA
9	Loan sanctioned for the project till date (secured and unsecured both)	20000.00	-	-	20000.00
10	Loan disbursed for the project till date (secured unsecured both) and	10000.00	5000.00	5000.00	10000.00
11	Interest on deposits (flexi facility) credited to the Separate account	NA	NA	NA	NA



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12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	NA	NA	NA	NA
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	NA	NA	NA	NA
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	NA	NA	NA	NA
15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	NA	NA	NA	NA
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	NA	NA	NA	NA



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17	Actual Balance available in Separate A/c as on date	NA	NA	NA	NA
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	NA	NA	NA	NA
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))	NA	NA	NA	NA
20	Amount to be directly paid to the vendors/ billers/ contractors/Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	NA	NA	NA	NA
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	NA	NA	NA	NA

This certificate is being issued on specific request of M/s **Rampur Development Authority** 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.

Note: Based on the information provided by the promoter, We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

For Mishra Sharad Associates
Chartered Accountants


(Sharad K. Mishra)

Membership No.074460
Firm Registration No.005737C

Camp Rampur

UDIN: **25074460BMHYWP2388**

Dated: 22.09.2025



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PART-B	
We also certify that: Out of the amount reported in Column 6 of S No. 4B above: (a) Rs. <u>NIL</u> Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from the Separate Account. Rs. <u>NIL</u> Lacs is the amount for which bills/ invoices from the biller/vendor/contractor have been received for the work already rendered by them for the land, (b) construction and development work of this project and being due for payment	



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are, therefore, admissible for payment from the Separate Account directly to the biller/vendor/ contractor in their bank account as per the list given below. Rs. NIL Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for Sale entered into with that allottee.

S. No.	Name of the vendor/contractor/allotte	Amount due	Amount due towards	Bank Name	IFSC	Bank Account No.
1	NIL	NIL	NIL	NIL	NIL	NIL
2	NIL	NIL	NIL	NIL	NIL	NIL
	Total					

This certificate is being issued on specific request of M/s Rampur Development Authority 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 Mishra Sharad Associates
Chartered Accountants



(Sharad K. Mishra)
Membership No.074460
Firm Registration No.005737C
Camp Rampur
UDIN: **25074460BMHYWQ5329**
Dated: 22.09.2025

