

KARIWALA & COMPANY		Form — REG 3	
(CHARTERED ACCOUNTANTS)		7/450, SECTOR -7 JANKIPURAM VISTAR	
		LUCKNOW-226021(U.P.)	
Information as on 30.06.21		e-mail: kariwala.co@gmail.com	
Subject: Certificate of amount incurred on Construction Work of Shopping Complex-1, Sector-A No. of Building(s)/ LSC-1 Block(s) of the Mother City Phase of the Project UPRERA PRJ2512 situated on the Khasra No/ Plot no 137, 156 & 157. Demarcated by its boundaries 26.776341 to the North, 26.775111 to the South, 80.991909 to the East, 80.990919 to the West of village _____ Tehsil Sarojini Nagar Competent/ Development authority Lucknow Development Authority District Lucknow PIN 226002 admeasuring 9800 sq.mts. area being developed by Ansal Properties & Infrastructure Limited. having RERA Registration No . UPRERA PRJ2512, Designated A/C No. 50200026314635 Bank Name: _____			
S.No.	Particulars	Rs.in lacs	Rs. In lacs
1	2	3	4
1	Land Cost	139.89	139.89
	(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		
	SUB TOTAL LAND COST (in Rs.)	139.89	139.89
2	Project Clearance Fees	22.70	17.70
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	22.70	17.70
3A	Cost of Development And construction	3292.65	1648.75
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	3292.65	1648.75
3B	Cost of construction incurred (As Certified by Project Engineer)	3292.65	1223.26
3C	Total Construction Cost (Lower of 3A and 3B.)	3292.65	1223.26
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)	405.50	405.50
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	3698.15	1628.76
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3860.75	1786.35
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	37.15%	
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)%	46.27%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2,306.42
8	70% Amount to be deposited in Designated Account(0.7*Row 7)		1,614.49
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)		1,786.35
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)		1,612.89
11	Balance available in Designated A/c.		1.60
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		173.46
This certificate is being issued on specific request of M/s Ansal Properties & Infrastructure 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.			
For Kariwala & Co. Chartered Accountants F.R.No.:016495C (CA, Piyush Kumar Kariwala) Partner M.No.416647 Date:20/07/2021 Place: Lucknow			