



PRAKHAR SINGHAL & CO.

Chartered Accountants

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Form-REG-3

Information as on 31-12-2023			
Certification work Assigned vide letter No- 03/RERA/2023-24		Dated :- 15/01/2024	
Subject: Certificate of amount incurred on East Valley for Construction of Block/Building(s) situated on Khasra no./Plot No.333, 335, 336, 337 (M), 340, 342, 344, 345, 346(M), 348, 349, 350, 351, 352, 353, 354, 355(M), 356, 358, 359, 354, 365, 366, 367, 368, 369, 370, 371, 373 and 382 demarcated by Its boundaries 25°29'03.7"N, 25°29'03.7"N to the North, 78°36'29.1"E, 78°36'29.1"E to the East Village Marry, Tehsil Jhansi. Competent Authority/Development Authority, District Jhansi, PIN 284128, admeasuring 100154 sq. meter area, being developed by M/s ASHOK INFRA PROPERTIES PVT.LIMITED having RERA Registration No .UPRERAPRJ595572, Designated A/C No. 4602002100003378 of Punjab National Bank			
		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.	600.000	555.362
SUB TOTAL LAND COST (In Rs.)		600.000	555.362

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)	117.820	117.820
SUB TOTAL FEES PAID (In Rs.)		117.820	117.820
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);	2054.032	2293.258
Sub Total of Construction Cost (In Rs.) (sum of (a) to (d) of Row 3a)		2054.032	2293.258
3B	Cost of construction incurred (As Certified by Project Engineer)	2054.032	2293.258



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3C	Total Construction Cost (Lower of 3A and 3B.)	2054.032	2293.258
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)	0.000	0.000
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2054.032	2293.258
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2771.852	2966.440
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	100.00%	
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)%	107.02%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		3789.400
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		2652.580
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Column 3 of Row 4 * row 6)		2966.440
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)		2810.764
11	Balance available in Designated A/c.		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		155.676

This certificate is being issued on specific request of M/s ASHOK INFRA PROPERTIES PVT.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. This Certificate does not bear the cost of acquisition of land , although the payments done have been recorded in the certificate. The amounts paid to Members of Consortium agreement were not included in the Estimates while we have considered them as cost of purchase of land looking forward to the nature of transaction. The Certificate Earlier issued contains some clerical error which has been corrected in this certificate . We can only certify the actual expenditure incurred by looking forward to the books of accounts , and after which i have corrected my above certificate and have made the changes accordingly. We do not bear any responsibility of irregularity reported in future due to tampering of records. There is no changes in the values from the last quarter certificate.



CA Prakharsinghal
M. No. 448342
UDIN No.- 24448342BK6KGW3138

Prakharsinghal
21/4/22