

Figure 1

CHARTERED ACCOUNTANTS' CERTIFICATE

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S. No.	Particulars	Rs. in Lacs	Rs. in Lacs
		Total Cost Estimated.	Amount incurred (actual cost) till date
1	Land Cost		
	(a) Acquisition cost of land (purchase or receipt/agreement with land owners) and related costs in land transaction. (b) Amount payable to other development, panchayat/municipal and any other authority under Local Authority or State Government or any Statutory Authority, if any. (c) Acquisition cost of DSR (Transfer of Development Rights), if any. (d) Amounts payable to State Government or Municipal authority or any other Statutory authority of the State or Federal Government, towards stamp duty, transfer charges, registration fees etc., if not included in item (a) above. (e) Interest (other than Picta interest - Picta's etc.) paid to FI, Scheduled Banks, FIDFC and Newcoming financial institutions at India - Marginal cost of Fund based Lending Rate (MCLR) or money borrowed for purchase of land and also to Competent Authority.		
	SUB TOTAL LAND COST (in Rs. Lacs)	625.00	455.00

No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	Project Clearance Fees		
2	(a) Fees paid to REPA	0.00	0.00
3	(b) Fees paid to Local Authority	90.00	0.00
4	(c) Consultant/Architect Fees (Directly attributable to project)	155.00	0.00
5	(d) Any other (specify)		
6	SUB TOTAL FEES PAID (in Rs. Lacs)	175.00	0.00



CA

S. S. NAVAL VIHAR, B. & CO.

CHARTERED ACCOUNTANTS

Ludhiana-141001

S. S. NAVAL VIHAR

BAGHPAT ROAD

BAGHPAT ROAD

1. Cost of Development and Construction	2200.00	1700.00
(a) Cost of Services (Water, Electricity, Ex-Construction Tax, Soil Overhead)		
(b) Development Cost of Machinery and Equipment (including in-situ and Maintenance Costs, Commissioning, etc.) (as per the actual bills are already incurred in the construction of the concerned project)		
(c) Cost of Materials actually purchased		
(d) Cost of Salary and Wages including cost of salaries of employees of the temporary and fixed construction workers		
Sub Total of Construction Cost (a to d) (Row 1 to 4) (up to line 3a)	2200.00	1700.00
2. Cost of Construction Insurance (As Certified by Project Engineer)		
3. Total Construction Cost (Lower of 3a and 3b)	2200.00	
4. Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" as money borrowed for Construction		
TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 1 to 3)	2200.00	1700.00
5. TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	3000.00	1700.00
6. Percentage Completion of Construction Work completed as per Project Engineer/Architect's Certificate		60.00
7. Percentage Completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col. 4 of Row 4 / Col. 2 of Row 4 %)		60.00
8. Total Amount Received from M/s. (If any) since inception of the Project (in Lakhs)		100.00
9. 10% Amount to be deposited in Designated Account (0.7 * Row 5)		150.00
10. Cumulative Amount that can be withdrawn from Designated A/c (Total Estimated Cost * Proportionate Cost incurred on the Project) (Column 3 of Row 4 * Row 5)		100.00
11. Amount actually withdrawn to date since inception of the project (This shall include 10% of the amount already received to date which is deposited in the Designated Account)		100.00
12. Amount available in Designated A/c		100.00
13. Amount that can be withdrawn from the Designated Bank A/c under this Certificate (Row 9 - Row 10)		100.00

This certificate is being issued in specific manner of M/s. Agave Developers for UPRERA compliance. The certificate is based on the information and records produced before us and is true to the best of our knowledge and belief.

FOR M/S. NAVAL VIHAR, B. & CO.
CHARTERED ACCOUNTANTS

PLACE: S.S. NAVAL VIHAR, BAGHPAT ROAD,
MEERUT
DATED: 20/01/2023.

CA. RUPAKSHI

PARTNER

MNO 111811

UDIN 23411021F00020104

