

UDIN - 23412427BGVCEB3249		Form REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on : 15.09.2023			
Certificate No. RNGC/RERA/UP/TY/1122		Date : 13.10.2023	
Subject: Certificate of amount incurred on project " Kailasha Enclave " for Construction/ Development Work of 334 No. of Plots situated on the Khasra No 258,258,265 VA, 262,256,261,256,261,261,263,264,259, 261,256,268, 263,263,263 & 264 at Village Madharmau Kalan, Khasra No. 326,327,328,330, 323,315,324,333, 334,331, 311,310, 332,326,327,328, 330, 332,312 & 332 at Village Madharmau Khurd, Khasra No. 3012,3013,3025,3006, 3016,3017, 3018, 3000, 3001, 3002, 3004, 3005, 3022, 3023,3020, 3019 S, 3009,3010,3011,3014 & 3015 at Village Bakkas, Khasra No. 2 & 1MI at Village Pahad Nagar Tikariya, Tehsil Mohanlalganj, Lucknow demarcated by its boundaries (latitude and longitude of the end points)26.778355, 81.047328 to the North 26.776203, 81.044442 to the South 26.776737, 81.046985 to the East 26.777948, 81.048192 to the West of village Madharmau Khurd Tehsil- Mohanlalganj, Lucknow Development authority District-Lucknow, admeasuring 86445.99 sq. meter, being developed by M/S Baba Infra Developers LLP having RERA Registration No. UPRERAPRJ418011 Designated A/C No. 01661100003975 Bank Name: Punjab and Sind Bank, Hazratganj, M.G. Road, Lucknow.			
		Rs. in Lakhs	
S.No.	Particulars	Total Cost Estimated	Amount incurred
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.	6700.00	6667.57
	SUB TOTAL LAND COST (In Lakhs)	6700.00	6667.57
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)	1300.00	1283.11
	SUB TOTAL FEES PAID (In Lakhs)	1300.00	1283.11
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);	3700.00	2961.54
	Sub Total of Construction Cost (In Lakhs) (sum of (a) to (d) of Row 3a)	3700.00	2961.54
3B	Cost of construction incurred (As Certified by Project Engineer)	3700.00	2965.00
3C	Total Construction Cost (Lower of 3A and 3B.)	3700.00	2961.54
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)	200.00	156.31
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3900.00	3117.85
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	11900.00	11068.53



RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	80.14%
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)%	93.01%
7	Total amount received from allottees till date since Inception of the Project	14736.71
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	10315.70
9	Cummulative 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)	11068.53
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)	10310.66
11	Balance available in Designated A/c.	5.03
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	757.86

*This certificate is being issued on specific request of Baba Infra Developers LLP 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.

Note - As stated by the promoter due to changing market conditions, inflation and fluctuations in material prices, the project cost of "Kailasha Enclave" got increased significantly. As such, the total estimated cost of the project is now changed from Rs.11000 Lakhs to 11900 Lakhs. The promoter is in process to submit an application before Authority. Promoter takes full responsibility in this regard.

*Note - The estimated cost of the project have been rearranged and regrouped according to the expenses incurred on the project, without any change in the total project cost. The promoter takes full responsibility in this regard.

Note: The Bank Balance considered in Point 11 above is of the Separate RERA account (A/c no. 01661100003975-Punjab and Sind Bank) which the promoter is maintaining as per Sec.4(2)(l)(d) of the RERA, 2016. The promoter has already submitted an application for change in Bank account before Authority on 10.06.2023. For the purpose of this certificate, the Separate RERA account (A/c no. 01661100003975) has been considered for calculating the eligibility as per RERA regulations. Promoter undertakes full responsibility in this regard.

Note: -

1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.

Date: 13.10.2023

Place: Jaipur

For Ramanand Goyal & Company

FRN. 002384C

CA Punit Gupta
(Partner)

Membership. No. 412427

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