



VED MISHRA & ASSOCIATES

Chartered Accountant

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BLOCK B, ALLYAH HOME, DALIBAGH HAZRATGANJ LUCKNOW-226001

Information as on 31.12.2022	
Certification work Assigned vide letter No. NIL	Dated :- 02.01.2023

Subject: Certificate of Quarterly Amount of expenditure incurred from period from 01.10.2022 to 31.12.2022 of Construction Work of Rose County East, total 3 types of Building(s) (START POINT) 26.8941° and (END POINT) 81.1060° to the North-Village Road, to the South-other's plot, to the East other's plot, to the West main road of village Sandauli Umarpur, Tehsil Nawabganj, Competent/ Development authority Jila Panchayat District Barabanki, PIN 225003 admeasuring 7170 sq.mts. developed by ARG Infrastructures Private Limited. as phase 2nd with UPRERAPRJ254737. **Designated Account :- Name of Account Holder :- M/S. ARG INFRASTRUCTURE PRIVATE LIMITED-COLLECTION ACCOUNT FOR ROSE COUNTRY A/C No. 25150200010855 Bank Name:-Bank of Baroda , Branch Company Bagh Dewa Road Barabanki**

UP			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) period from 01/10/2022 TO 31/12/2022
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.	491.65	0.00
	SUB TOTAL LAND COST (in Rs.)	491.65	0.00

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) period from 01/10/2022 TO 31/12/2022
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)	59.49	0.00
	SUB TOTAL FEES PAID (in Rs.)	59.49	0.00
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);	4180.40	0.00
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4180.40	0.00
3B	Cost of construction incurred (As Certified by Project Engineer)	4180.40	0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	4180.40	0.00
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)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	4,180.40	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	4,731.54	-

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.00%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)	0.00%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0.00
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project)	0.00
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)	0.00
11	Balance available in Designated A/c.	0.000
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0.00

This certificate is being issued on specific request of M/s ARG INFRASTRUCTURES PRIVATE LIMITED for UP RERA compliance. The certification is based on the information and records produced and is true to the best of our knowledge and belief. If any discrepancy found, same shall be the sole liability of the management.

Notes:- On the basis of sample test we have elaborated some point wise observation which are mentioned below:-

1. No Expenditure Has been incurred and Inflow during the Period From 01/10/2022 TO 31/12/2022 as per bank statement mentioned in above subject

For VED MISHRA & ASSOCIATES
Chartered Accountant
(Firm Regn No.: 026121C)



(VED PRAKASH MISHRA)
PROP
Membership No: 427522
Place:-Lucknow