



A.K Chanderia & Co.
CHARTERED ACCOUNTANTS

Information as on December 31, 2020

Dated :- 30.01.2021

Subject: Certificate of Percentage of Completion of Construction Work of Arsha Sumangalam, 1 No. of Building(s)/2 Block(s) of the Only Phase of the Project [UPRERAPRJ3579] situated on the Plot no. 14/GH-13, Demarcated by its boundaries (latitude and longitude of the end points) LAT.-26°45'16.70"N, Long.-80°58'9.69"E to the North, LAT.-26°45'13.66"N, Long.-80°58'9.90"E to the South, LAT.-26°45'14.88"N, Long.-80°58'11.03"E to the East, LAT.-26°45'14.99"N, Long.-80°58'8.48"E to the West of Sector -14, Vrindavan Yojna -4, Lucknow, Competent/ Development authority- Uttar Pradesh Avas Evam Vikas Parishad, District Lucknow PIN. 226025, measuring 6650.00 Sq. Mt. area being developed by Arsha Infradevelopers Private Limited **having RERA Registration No. -UPRERAPRJ3579, Designated A/C No.4711832707 -Bank Name- KOTAK MAHINDRA BANK**

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Estimated Cost	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	164,727,125	177,696,382
	(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);	7,914,000	7,914,000
	(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.		
	SUB TOTAL LAND COST (in Rs.)	172,641,125	185,610,382

S.No.	Particulars	Total Estimated Cost	Amount incurred (actual out-flow) till now
		3	4
1	2		
2	Project Clearance Fees	38,500	38,500
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	282,975	282,975
	(c) Consultant/Architect Fees (directly attributable to project)	-	
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	321,475	321,475

📍 B-92, Ahliya Bai Nagar, Kalyanpur West, Lucknow-226022

☎ +91-8887794132 | ✉ py131019@gmail.com

Head Office: Bhopal (M.P)



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;	420,000,000	252,203,507
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		107,408,875
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	420,000,000	359,612,382
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	420,000,000	359,612,382
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)	420,000,000	359,612,382
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	592,962,600	545,544,239
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)%		92.00%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		355,909,406
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		249,136,584
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)		545,544,239
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)		343,720,343
11	Balance available in Designated A/c.		12,189,063
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		201,823,896

This certificate is being issued on specific request of M/s Arsha Infradevelopers Private 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.

Priyanka
Priyanka Yadav
 (ICAI Mem. No. 435018)
 Partner.
 for and on behalf of
A.K Chanderia & Co.
Chartered Accountants
 ICAI FRN: 010361C
UDIN: 21435018AAAAAG3112

