



# HK JAIN Co

## Chartered Accountants

113, Sh. Vinayak Homes-3, D-09-12, Jaitram Nagar, Mansarovar, Jaipur 302020

GSTIN: 08ACDPJ8764F1ZE

Email- hkjain.sbd@gmail.com Mob No 9163516955

Form-S

RERA Registration No. UPRERAPRJ594236

Information as on-31/12/2025

Subject: Certificate of amount to be incurred on Construction Work of Blocks (s) of the Project GREENWOOD ESTATE situated on the Khasara No. 1678, 1679, 16801688, 1690,1691D, 692M,1693,1694,1695,1696,1697 of Village SHAMLI, SAHARANPUR TIRAHA SHAMLI UP Demarcated by its boundaries(latitude and longitude of the end-ints)29.4564411 N to the North 29.4564411 N to the South 77.3273358 E to the East 77.3273358 E to the West of village Tehsil SHAMLI Competent/ Development authority MUZAFFARNAGAR DEVELOPMENT AUTHORITY District SHAMLI PIN 247776 LAND Admeasuring 51930 sq.mts. AND NET PLOTTED AREA Admeasuring 30590 sq.mts. AND being developed by DR SATYENDRA VERMA

Bank Name : HDFC BANK LTD

Branch name : 150, C.B. GUPTA COLONY, MEERUT -KARNAL ROAD, SHAMALI PIN- 247776 (U.P.)

Account No.50200064378871

IFSC : HDFC0001913

### COST OF LAND AND ON SITE CONSTRUCTION OF REAL ESTATE PROJECT

| S.No. | Particulars                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Rs.in lacs           | Rs. In lacs                                |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total Cost Estimated | Amount incurred (actual out-flow) till now |
| 1     | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 3                    | 4                                          |
| 1     | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction (as per Circle Rate dt 01/04/2001)-51930 Sq Mtrs                                                                                                                                                                                                                                                                                                                                       | 615                  | 615                                        |
|       | <b>SUB TOTAL LAND COST (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 615                  | 615                                        |
| 2     | <b>Project Clearance Fees*</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other (specify)                                                                                                                                                                                                                                                                                                                                  |                      |                                            |
|       | <b>SUB TOTAL FEES PAID (in Rs.)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0                    | 0                                          |
|       | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site) , Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 609                  | 531.4                                      |
| 3     | <b>TOTAL DEVELOPMENT AND CONSTRUCTION COST</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 609                  | 531.4                                      |





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|    |                                                                                                                                                      |        |        |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|
| 4  | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)                                                                                                          | 1224   | 1146.4 |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)                                              | 87.30% |        |
| 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 )% | 93.7   |        |
| 7  | Total amount received from allottees till date since Inception of the Project (Rs./Lakh) including Rs. 14.58 Lacs to be refunded to an applicant.    | 838.9  |        |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)-Rs./Lakh                                                                                | 587.2  |        |
| 9  | Amount actually withdrawn till date of the certificate as per books of accounts and bank statement -Rs. Lakhs                                        | 586.8  |        |
| 10 | Balance available in Designated A/c.-Rs.-Lakhs                                                                                                       | 0.40   |        |

**Note: SI No 7 Includes Rs. 10.21 Lacs (i.e., 70% of Rs. 14.58 Lacs ) refunded to an applicant on 25/09/2025**

**(Estimated Project Cost - INR One hundred twenty two million, four hundred thousand )**

**\* Project Clearence Fees not considered in Project/Construction Cost**

**This certificate is being issued on specific request of Dr. SATYENDRA VERMA,SHAMLI for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our knowledge and belief.**

For H.K. Jain & Co  
Chartered Accountants,  
FRN # 025845C



(Hemant Jain, FCA)  
Proprietor  
M# 405942

UDIN: 26405942JJSWKM4009

Place: Jaipur

Date : 12/01/2026

