

R L AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Head Office: Y-1, KARAMYOGI ENCLAVE, KAMLA NAGAR, AGRA -282005

BRANCH: SHOP NO. 15, 1st FLOOR, BLOCK C-16, SANJAY PALACE, AGRA-282002

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31-10-2022

Certification work Assigned vide letter No. 22-23/36 Dated :-17-11-2022

Dated :-19.11.2022

Subject: Certificate of amount incurred on Bhawna City Phase Phase 2 with 122 units for Construction of Project situated on Part of Khasra No. 148, 152/2, 152/1 & 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, (27.209178, 77.927912) to the North (27.208016, 77.928136) to the South (27.209329, 77.928936) to the East (27.208805, 77.927695) To the West of village Mauza Mohhamadpur, Agra, Tehsil Agra under Agra Development authority, District Agra, PIN 28007, admeasuring 17570.90 sq.mts. area being developed by M/s Bhawna Housing Private Limited **having RERA Registration No. UPRERAPRJ780042, Designated A/C No 191405001170 Bank Name CICI Bank Limited**

S.No	Particulars	Rs.in Rs	Rs. In Rs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	₹ 11,53,28,180.00	₹ 3,93,83,725.00
	(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.	-	-
	SUB TOTAL LAND COST (in Rs.)	₹ 11,53,28,180.00	₹ 3,93,83,725.00
S.No	Particulars		
1	2		
	2 Project Clearance Fees		
	(a) Fees paid to RERA	₹ 93,000.00	₹ 93,050.00
	(b) Fees paid to Local Authority	₹ 4,03,85,239.00	₹ 4,02,51,240.40

(c) Consultant/Architect Fees (directly attributable to project)	₹ 15,00,000.00	₹ 9,81,653.00
(d) Any other (specify)	-	-
SUB TOTAL FEES PAID (in Rs.)	₹ 4,19,78,239.00	₹ 4,13,25,943.40
3A Cost of Development And construction		
(a) Cost of services (water, electricity to construction site) , Site Overheads;	₹ 75,00,000.00	₹ 12,67,308.00
(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;	₹ 23,00,00,000.00	₹ 1,25,68,653.61
(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	₹ 3,00,00,000.00	₹ 38,52,429.90
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	₹ 26,75,00,000.00	₹ 1,76,88,391.51
3B Cost of construction incurred (As Certified by Project Engineer)	₹ 26,37,00,000.00	₹ 1,68,00,000.00
3C Total Construction Cost (Lower of 3A and 3B.)	₹ 26,37,00,000.00	₹ 1,68,00,000.00
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) Note - This sum is based on possible loan to be acquired during the development of project inclusive of any future addition in activities	-	-
3 TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	₹ 26,37,00,000.00	₹ 1,68,00,000.00
4 TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	₹ 42,10,06,419.00	₹ 9,75,09,668.40
5 Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	6.37%	
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)%	23.16%	
7 Total amount received from allottees till date since Inception of the Project (in Rs.)	₹ 4,50,00,663.00	
8 70% Amount to be deposited in Designated Account (0.7*Row 7)	₹ 3,15,00,464.10	
9 Cumulative 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)	₹ 9,75,09,668.40	
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)	₹ 3,04,30,505.40	
11 Balance available in Designated A/c.	₹ 10,69,958.70	
12 Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	₹ 6,70,79,163.00	

This certificate is being issued on specific request of M/s Bhawna Hosing Pvt. Ltd 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.

DATE:19/11/2022

PLACE : AGRA

UDIN:22453697BDPJY5892



For R L AGARWAL & Associates

CA RAJAT AGARWAL

PARTNER

MEMBERSHIP NO.453697

FORM-Q
ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No.02

Date: 31-10-2022

Subject: Certificate of Percentage of Completion of Construction Work of Villa-Plotted Development with 122 units of the Project Bhawna City Phase 2, UPRERAPRJ780042 U.P.RERA Registration no is situated on the Khasra Khasra No. 148, 152/2,152/1& 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, ((27.209178, 77.927912) to the North(27.208016, 77.928136)to the South (27.209329, 77.928936) to the East(27.208805, 77.927695)To the West of village Mauza Mohhamadpur , Agra, Tehsil Agra under Agra Development authority, District Agra, PIN 28007, admeasuring 17590.90 sq.mts. area being developed by M/s Bhawna Housing Private Limited

I Ramvir Singh have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of Villa-Plotted Development with 122 units of the Project Bhawna City Phase 2, UPRERAPRJ780042 U.P.RERA Registration no is situated on the Khasra Khasra No. 148, 152/2,152/1& 171(M), Mauja Mohhamadpur, Distt. Agra. Demarcated by its boundaries, ((27.209178, 77.927912) to the North(27.208016, 77.928136)to the South (27.209329, 77.928936) to the East(27.208805, 77.927695)To the West of village Mauza Mohhamadpur , Agra, Tehsil Agra under Agra Development authority, District Agra, PIN 28007, admeasuring 17590.90 sq.mts. area being developed by M/s Bhawna Housing Private Limited

1. Following technical professionals are appointed by owner / Promotor :-

- (i) M/s/Shri Amit Kumar as L.S. / Architect ;
- (ii) M/s/Shri Ashish Kumar as Structural Consultant
- (iii) M/s/Shri Vishal Goyal as MEP Consultant
- (iv) M/s/Shri Ashish as Site Supervisor

Based on Site Inspection dated 30-10-2022, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide Application number "being Applied" under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	20%
2	number of Basement(s) and Plinth	15%
3	number of Podiums	N.A
4	Stilt Floor	N.A
5	number of Slabs of Super Structure for 115 No. of Villas	Nil
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	4%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	2%
8	Staircases, Lift Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	2%
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	3%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas, electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	2%

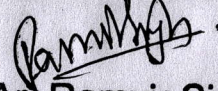
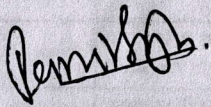

Ar. Ramvir Singh
Reg. No.:CA/2018/91290
H. No.-33/7/2/9V,Kailash Nagar
Balkeshwar, Agra-282005

Table B
Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Percentage of Work done
1	Internal Roads & Footpaths	Yes		40%
2	Water Supply	Yes	OHT	10%
3	Sewarage (chamber, lines, Septic Tank, STP)	Yes	U/G	15%
4	Storm Water Drains	Yes	Lined	4%
5	Landscaping & Tree Planting	Yes	4 Parks	Nil
6	Street Lighting	Yes	Above Ground	Nil
7	Community Buildings	No	N.A	N.A
8	Treatment and disposal of sewage and sullage water	Yes	STP	5%
9	Solid Waste management & Disposal	Yes	Dalab Ghar	Nil
10	Water conservation, Rain water harvesting	Yes	2	Nil
11	Energy management	Yes	Solar Panel	Nil
12	Fire protection and fire safety requirements	No	N.A	N.A
13	Electrical meter room, sub-station, receiving station	Yes	As Per Torrent Power	Nil
14	Other (Option to Add more)	No	N.A	N.A

Yours Faithfully



RAMVIR SINGH
(License NO- CA/208/91290)

Ar. Ramvir Singh
Reg. No.:CA/2018/91290
H. No.-33/7/2/9V, Kailash Nagar
Balkeshwar, Agra-282005