

SETH & ASSOCIATES

CHARTERED ACCOUNTANTS

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FORM - REG - 3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31-03-2023			
Certification work Assigned vide letter No.-----		Dated :- 15.04.2023	
Subject: Certificate of amount incurred on Coronation Amy Villa for Construction of 1 Building situated on the Khasra no. 18 Plot No. 4, Capper Road, Lucknow demarcated by its boundaries (latitude and longitude of the end-points) 26°50'54.8"N to the North, 80°56'21.0"E to the East, Tehsil Lucknow, Competent Authority - Lucknow Development Authority PIN 226001 , admeasuring 3665.71 sq. meter area, being developed by Coronation Housing Diligence having RERA Registration No. UPRERAPRM168004 (Promoter Registration id), Designated A/C No. 11490200021681 (Collection Account) Bank Name - Federal Bank Ltd.			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31st March'23
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.	103.76	103.76
SUB TOTAL LAND COST (in Rs.)		103.76	103.76

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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)	187.00	174.83



New Delhi
C-7, Sector-A
Vasant Kunj-110070
☎ 011-41063357

Lucknow
90, Pipur Square
Narahi -226001
☎ 0522-2288287

Lucknow-Corporate Office
GF, AI Apartments,
Prag Narain Road-226001
☎ 0522-4002161

	SUB TOTAL FEES PAID (in Rs.)	187.00	174.83
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);	1,917.68	421.12
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,917.68	421.12
3B	Cost of construction incurred (As Certified by Project Engineer)	1,917.68	421.12
3C	Total Construction Cost (Lower of 3A and 3B.)	1,917.68	421.12
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)	-	-
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,917.68	421.12
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2,208.44	699.71
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	21.96%	
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)%	31.68%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		4.75
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		3.33
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the (Total Project) (Column 3 of Row 4 * row 6)		699.71
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)		3.33
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		696.39

Note - 1: Figures given in Column "Amount incurred" denotes the expenditure incurred in respective heads and it includes expenditure payable.

Note - 2: This certificate is being issued on specific request of M/s Coronation Housing Diligence 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 Seth & Associates
Chartered Accountants
FRN No. 001167C

CA. Ashok Seth
Partner
M.No: 016730
UDIN: 23016730BGXGJJ8825



Date: 15-04-2023
Place: Lucknow