RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

UDIN :	24412427BJZZDN2926		FORM-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on :01.04.2024

Certificate No. - RNGC/RERA/UP/TY/1338 Date :02.04.2024

Subject: Certificate of amount incurred on "Life and Joy" for Construction of 4 Buildings having RERA registration no UPRERAPRJ726971 situated in GH-01, Sector-1, Pocket-2 in Pintail Park City Demarcated by its boundaries (latitude and longitude of the end points) 26°78'98.95"; 81°03'33.12" to the North to the South to the East to the West of Village- Mastemau; Tehsil- Mohanlalganj; Competent Authority- Lucknow Develpment Authority; District - Lucknow; PIN 226002 admeasuring 6461.069 sq.mts. area being developed by Aakansha Infratech Designated A/C No. - 50200066816451; HDFC Bank B-3/178 VIBHAV KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH, 226010,

		Rs. In Lakhs	
S.No.	**Particulars**	**Total Cost Estimated**	**Amount incurred**
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.	1145.88	1145.88
	SUB TOTAL LAND COST (in Rs.)	**1145.88**	**1145.88**
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)	69.12	44.02
	SUB TOTAL FEES PAID (in Rs.)	**69.12**	**44.02**
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);	4000.00	2857.35
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4000.00	2857.35
3B	Cost of construction incurred (As Certified by Project Engineer)	4000.00	2860.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	**4000.00**	**2857.35**
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)	5.00	0.00
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	**4005.00**	**2857.35**
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**5220.00**	**4047.25**

C-94, LALKOTHI, SCHEME JAIPUR-15, RAJASTHAN MOBILE: +919829555874 | 31-32, FIRST FLOOR,C.S.C. RAJDHANI ENCLAVE, PITAMPURA, NEW DELHI-34 MOBILE: +91 9811547277 | E-MAIL: MAIL@RNGCA.COM WEB: WWW.RNGCA.COM TELEFAX +91 1412742995

Ramanand Goyal & Co. JAIPUR Chartered Accountants

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	71.50%
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)%	77.53%
7	Total amount received from allottees till date since Inception of the Project	6040.28
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	4228.19
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)**	4047.25
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)	3333.07
11	Balance available in Designated A/c.	54.12
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**714.17**

This certificate is being issued on specific request of M/s Aakansha Infratech 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.

Note:

1. In no circumstances, we shall be liable for any loss of damage, of whatsoever nature arising from the information / material required to our work being withheld or concealed from us or misrepresentation to us by the Company, directors, employees or agents or any other person.
2. We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
3. Our certificate is based on the information / documents to the extent furnished to us. We have relied on the information / documents furnished to us by the Company / official of the Company.
4. As per verification of books of accounts of the promoter, total project cost incurred of Rs. 4047.25 lakhs as mentioned in Point 4 above has been divided into following two parts:

a) That Rs 4020.53 Lacs (Total project cost incurred Rs. 4047.25 lakhs - Amount due to billers/vendors/contractors Rs. 26.72 lakhs) has been actually spent on the on land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(1)(d) and is, therefore, admissible for withdrawal from Separate Account

b) That Rs. 26.72 lakhs is the amount for which bills/invoices from the billers/vendors/contractors have been received for the work already rendered by them for the land, construction and development of the project being due for payment, are therefore, admissible for payment from Separate Account directly to the billers/vendors/contractors in their bank account as per attached list.

Date:02.04.2024
Place: Jaipur
For Ramanand Goyal & Company
FRN: 002384C

Ramanand Goyal & Company JAIPUR Chartered Accountants

CA Rumit Gupta
(Partner)
Membership No: 412427

List of billers/vendors/contractors due for payment as on 01.04.2024 for the project "Life and Joy"

S. No.	Particulars	Amount due in Rs.	Bank Account Details	Account Number	IFSC
1	Baba Traders	401,909.00	KOTAK MAHINDRA BANK	0712075907	KKBK0005199
2	Garvit Hospitality	455,020.00	HDFC BANK	50200012454891	HDFC0000127
2	Lafia Enterprises	416,791.00	INDANE BANK	50487156994	IDIB000L563
3	Royal Traders	86,796.00	KOTAK BANK	9839070675	KKBK0005197
4	Shivram Bricks Field	53,265.00	BANK OF INDIA	682030110000041	BKID0006820
5	Shubham Brothers	981,383.00	IDBI BANK	0314102000008716	IBKL0000314
6	Siaram Bricks Field	105,735.00	BANK OF INDIA	682030110000032	BKID0006820
7	Bablu Yadav Contractor	7,778.00	BANK OF BARODA	43380100003071	BARB0ARJUNG
8	Majhar Contractor	25,212.00	CANARA BANK	3614327940	CBIN0283617
9	Manjeesh Contractor	392.00	BANK OF BARODA	56800100005406	BARB0GOELUC
10	MOTI UR RAHMAN	6,234.00	STATE BANK OF INDIA	34435233825	SBIN0002974
11	Nirjala Devi Contractor	38,523.00	STATE BANK OF INDIA	41089282601	SBIN0009554
12	Priyanka Singh	18,000.00	HDFC BANK	50100240671004	HDFC0004136
13	Ramesh Singh Contractor	2,723.00	STATE BANK OF INDIA	31226968769	SBIN0012331
14	Ranjana Pandey Contractor	31,219.00	STATE BANK OF INDIA	32300121722	SBIN0011215
15	Sahab Lal (Sofa Repairing)	12,984.00	BANK OF INDIA	752218210001806	BKID0007522
16	Shiv Devi	12,940.00	ARYAVART BANK	182211010000336	BKID0ARYAGB
17	Suman Devi Contractor	15,420.00	CANARA BANK	3134101011994	CNRB0003134
	Total	**2,672,324.00**			

For AAKANSHA INFRATECH

Shiv Gopal

Partner