UDIN : 25412427BMISAU9442		FORM-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on :31.12.2024

Certificate No. - RNGC/RERA/UP/TY/1653 Date :14-01-2025

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)	119.12	46.01
	SUB TOTAL FEES PAID (in Rs.)	**119.12**	**46.01**
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);	4500.00	4027.77
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	4500.00	4027.77
3B	Cost of construction incurred (As Certified by Project Engineer)	4500.00	4028.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	**4500.00**	**4027.77**
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)***	**4505.00**	**4027.77**
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**5770.00**	**5219.66**

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	89.51%
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)%	90.46%
7	Total amount received from allottees till date since Inception of the Project	7038.69
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	4927.08
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)**	5219.66
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)	4629.02
11	Balance available in Designated A/c.	0.06
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**590.64**

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. 5219.66 lakhs as mentioned in Point 4 above has been divided into following two parts:
a) That Rs 5205.89 Lacs (Total project cost incurred Rs. 5219.66 lakhs - Amount due to billers/vendors/contractors Rs. 13.77 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. 13.77 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.
5. The amount actually withdrawn as mentioned in Point 10 above is calculated as 70% amount to be deposited in Designated account (Point 8) less Balance in Designated account (Point 11) less FDR amount of Rs. 298 lakhs created from balance in Designated account.
6. As stated by the promoter due to changing market conditions, inflation and fluctuations in material prices, the project cost got increased significantly. As such, the total estimated cost of the project is now changed from Rs. 5220 Lakhs to 5770 Lakhs. The promoter is in process to submit an application before Authority. Promoter takes full responsibility in this regard.

Date 14-01-2025
Place: Jaipur
For Ramanand Goyal & Company
FRN: 002384C

Ramanand Goyal & Company JAIPUR Chartered Accountants

CA Punit Gupta
(Partner)
Membership No: 412427

List of billers/vendors/contractors due for payment as on 31.12.2024 for the project "Life and Joy"

S. No.	Particulars	Amount due in Rs.	Bank Name	Account No.	IFSC
1	Aditya Enterprises	9,218.00	Punjab National Bank	0302050013794	PUNB0030220
2	Garvit Hospitality	297,990.00	UCO Bank	03840510000953	UCBA0000384
3	Shubham Brothers	142,842.00	IDBI Bank	0314102000008716	IBKL0000314
4	Baba Traders	342,374.00	Kotak Mahindra Bank	0712075907	KKBK0005199
5	Lafia Enterprises	183,889.00	Indian Bank	50487156994	IDIB000L563
6	Royal Traders	86,796.00	Kotak Mahindra Bank	9839070675	KKBK0005197
7	Shankar Transport	83,132.00	HDFC BANK	50200044148968	HDFC0004419
8	Siyaram Bricks Field	45,580.00	Bank of India	682030110000032	BKID0006820
9	Bablu Yadav Contractor	19,387.00	Bank of India	43380100003071	BARB0ARJUNG
10	Majhar Contractor	25,212.00	Central Bank of India	3614327940	CBIN0283617
11	Mohd Azzam Contractor	10,000.00	Kotak Mahindra Bank	6245316210	KKBK0005196
12	Moti Ur Rahman	2,298.00	State bank of India	34435233825	SBIN0002974
13	Mvk Services	5,000.00	Yes Bank	005063700000470	YESB0000050
14	Poonam Devi Contractor	8,403.00	Bank of Baroda	44250100005149	BARB0DUMRAX
15	Ramesh Singh Contractor	37,736.00	State bank of India	31226968769	SBIN0012331
16	Ram Pratap Contractor	11,750.00	Bank of India	680310110000093	BKID0006833
17	Ranjana Pandey Contractor	31,219.00	State bank of India	32300121722	SBIN0011215
18	Shiv Devi	12,940.00	Bank of India	182211010000336	BKID0ARYAGB
19	Suman Devi Contractor	21,134.00	Canara Bank	3134101011994	CNRB0003134
	Total	**1,376,900.00**			

For AAKANSHA INFRATECH

Shiv

Partner