

UDIN -25412427BMISWN1762		Form — REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on :30.06.2025			
Certificate No. - RNGC/RERA/UP/TY/1876		Date: 14.07.2025	
Subject: Certificate of amount incurred on "THE COURTYARD SHANTIPURAM" for Construction of 1 Tower having a total of 165 units, situated on the Khasra No. 717K, 719, 720, Demarcated by its boundaries 25.528564N, 81.850707E (latitude and longitude of the end points) to the North to the South to the East to the West of village Gaddopur, Tehsil Soraon, Competent/ Development authority Prayagraj Development Authority, District Prayagraj, PIN 211013 admeasuring 4479.98 sq.mts. area being developed by M/s Divansh Realty LLP, having RERA Registration No. UPRERAPRJ212911, Designated A/C No.1045599054, Bank Name- Kotak Mahindra Bank, Allahabad.			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2		
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.	1,410.00	1,409.87
	SUB TOTAL LAND COST (in Rs. lakhs)	1,410.00	1,409.87
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2		
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)	700.00	427.57
	SUB TOTAL FEES PAID (in Rs. lakhs)	700.00	427.57
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);	3,800.00	2,511.49
	Sub Total of Construction Cost (in Rs. lakhs) (sum of (a) to (d) of Row 3a)	3,800.00	2,511.49
3B	Cost of construction incurred (As Certified by Project Engineer)	3,800.00	2,512.00
3C	Total Construction Cost (Lower of 3A and 3B.)	3,800.00	2,511.49
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)	90.00	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	3,890.00	2,511.49
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6,000.00	4,348.93

RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	66.11%
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)%	72.48%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	3905.50
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	2733.85
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)	4348.93
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)	2733.85
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)	1615.08

This certificate is being issued on specific request of M/s Divansh Realty LLP 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: -

- 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.
- We undertake no responsibility to update this certificate for events or circumstances occurring after the date of this certificate.
- 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.
- As per verification of books of accounts of the promoter, total project cost incurred of Rs. 4348.93 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - That Rs 4328.53 Lacs (Total project cost incurred Rs. 4348.93 lakhs - Amount due to billers/vendors/contractors Rs. 20.40 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
 - That Rs. 20.40 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.
- The cost of the project have been rearranged and regrouped accordingly as per the expenses incurred, with overall project cost being same. The promoter takes full responsibility in this regard.

Date: 14.07.2025

Place: Jaipur

For Ramanand Goyal & Company

FRN: 002384C

R. Gupta



CA Punit Gupta
(Partner)

Membership No: 412427

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List of billers/vendors/contractors due for payment as on 30.06.2025 for the project "The Courtyard Shantipuram"

S. No.	Particulars	Amount due in Rs.	Bank Account Details	Bank Name	IFSC Code
1	Adarsh Electricals & Agencies	13,219.00	02262320001922	HDFC Bank	HDFC0000226
2	Amar Electricals Sales	22,277.00	50200031129333	HDFC Bank	HDFC0000861
3	Amit Plaster	15,550.00	50200045556314	HDFC Bank	HDFC0000226
4	Bansal Sales & Suppliers	41,110.00	24440400031723	Bank of Baroda	BARBOALBANS
5	Classic Marble & Granite	53,559.00	50200086114686	HDFC Bank	HDFC0009189
6	Delhi Mill Store	26,061.00	066383900000012	Yes Bank	YESB0000663
7	Go Digit General Insurance Limited	10,838.41			
8	Gupta Hardware	2,077.00	1663703081	Central Bank of India	CBIN0280182
9	Interglobal Aviation	188,599.00			
10	Jaiswal Cement Agency	7,380.00	30401646285	State Bank of India	SBIN0005828
11	Khurana Agencies	163,082.00	9411611775	Kotak Mahindra Bank	KKBK0000137
12	Krishna Plaster	21,030.00	5496146710	Central Bank of India	CBIN0280181
13	Living Spaces	63,464.00	50200091916427	HDFC Bank	HDFC0008806
14	Nirmal Handloom House Pvt Ltd	10,140.00	02922790000179	HDFC Bank	HDFC0001309
15	Om Enterprises	41,074.52	066363300001824	Yes Bank	YESB0000663
16	Om Enterprises-Bricks	152,640.00	066363300001824	Yes Bank	YESB0000663
17	Paramount Enterprises	47,856.00	1663735740	Central Bank of India	CBIN0280182
18	Prayag Enterprises	8,056.00	13520400009364	Bank of Baroda	BARB0KYDGAN
19	Print O Grafix	38,725.00	920030063276798	Axis Bank	UTIB0001924
20	Rai & Co	26,611.00	08618630000175	HDFC Bank	HDFC0000861
21	Satyam Enterprises	2,289.00	CA7166711437	Indian Bank	IDIB000J612
22	Shivam Paints	920,336.00	02262020002706	HDFC Bank	HDFC0004664
23	Shree Mahavir Metalcraft Private Limited	12,590.80	23305233658	Standard Chartered Bank	SCBL0036051
24	Shubham Brick Field	10,718.00	538701010200587	Union Bank of India	UBIN0553875
25	Shubh Steel	64,664.32	0332010100001652	Jammu & Kashmir Bank	JAKA0ALABAD
26	Srinibas Malla	53,150.00	20106843272	State Bank of India	SBIN0007887
27	United Automobile	6,148.07	02262320003357	HDFC Bank	HDFC0000226
28	Wood World	16,614.00	20402426148	Indian Bank	IDIB000A576
	Total	2,039,859.12			

DIVANSH REALTY LLP

Shweta
Partner

