UDIN - 24412427BJZYUU3292 Form — RE

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on : 31.12.2023

Certificate No. - RNGC/RERA/UP/TY/1265 15.01.2024

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.**

S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs 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.	1,210.00	219.80
	SUB TOTAL LAND COST (in Rs.)	**1,210.00**	**219.80**

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	411.18
	SUB TOTAL FEES PAID (in Rs.)	**700.00**	**411.18**
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);	4,000.00	1,208.86
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	**4,000.00**	**1,208.86**
3B	***Cost of construction incurred (As Certified by Project Engineer)***	4,000.00	1,210.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	**4,000.00**	**1,208.86**
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)***	4,090.00	1,208.86
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**6,000.00**	**1,839.84**

C-94, LALKOTHI, SCHEME JAIPUR-15, RAJASTHAN MOBILE: +919829555874
31-32, FIRST FLOOR, S.S.C. MARKET, ENGLAB, PITAMPURA, NEW DELHI-34 MOBILE: +91-9811547277
E-MAIL: ... WEB: WWW.RGNC.IN TELEFAX: +91-1412742595

Ramanand Goyal & Company JAIPUR Chartered Accountants

RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	30.25%
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)%	30.66%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1520.72
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	1064.50
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)**	1839.84
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)	1064.50
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)**	**775.33**

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: -
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. 1839.84 lakhs as mentioned in Point 4 above has been divided into following two parts:
a) That Rs 1825.27 Lacs (Total project cost incurred Rs. 1839.84 lakhs - Amount due to billers/vendors/contractors Rs. 14.57 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. 14.57 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: 15.01.2024
Place: Jaipur
For Ramanand Goyal & Company
FRN: 002384C

CA Rohit Gupta
(Partner)
Membership No. 412427

C-94, LALKOTHI, SCHEME
JAIPUR-15, RAJASTHAN
MOBILE: +919829555874

31-32, FIRST FLOOR, C.S.C. RAJOHANI
ENCLAVE, PITAMPURA, NEW DELHI-34
MOBILE: +91 9811547277

E-MAIL : MAIL@RNGCA.COM
WEB : WWW.RNGCA.COM
TELEFAX +91 1412742995

List of billers/vendors/contractors due for payment as on 31.12.2023 for the project "The Courtyard

S. No.	Particulars	Amount due in Rs.	Bank Account Details	Bank Name	IFSC Code
1	Adarsh Electricals & Agencies	144,284.68	02262320001922	HDFC Bank	HDFC0000226
2	Agarwal Sale & Electicals	10,495.00	922020005490557	Axis Bank	UTIB0004924
3	Anil Steels	103,514.00	24440400031629	Bank of Baroda	BARB0ALBANS
4	A R N Agencies	10,341.00	00320510000472	Uco Bank	UCBA0000032
5	A R N India	1,220.00	120023757176	Canara Bank	CNRB0018613
6	Om Enterprises	19,905.52	066363300001824	Yes Bank	YESB0000663
7	Print O Grafix	38,725.00	920030063276798	Axis Bank	UTIB0001924
8	Radhey Agencey	33,133.00	10067787132	IDFC Bank	IDFB0021541
9	Rai & Co	269,270.00	08618630000175	HDFC Bank	HDFC0000861
10	Sachdeva Stores	13,601.00	120002010891	Canara Bank	CNRB0002146
11	Shivam Paints	280,297.00	02262020002706	HDFC Bank	HDFC0004664
12	Shree Shrimant Enterprises	946.00	40515253314	State Bank of India	SBIN0001198
13	Shrisi Enterprises	7,449.00	1593002100018819	Punjab National Bank	PUNB0159300
14	Shubh Steel	98,941.48	0332010100001652	Jammu & Kashmir Bank	JAKA0ALABAD
15	Shyam & Co	401,762.00	10330400011221	Bank of Baroda	BARB0ALLKAT
16	S Kumar Ply House	16,255.00	50400990465	Indian Bank	IDIB000P635
17	Urban Space	6,748.00	0627073000000186	South Indian Bank	SIBL0000627
	Total	1,456,887.68			

DIVANSH REALTY LLP

Partner

Scanned with OKEN Scanner