KARIWALA&COMPANY
(CHARTERED ACCOUNTANTS)

7/460, SECTOR -7 JANKIPURAM VISTAR
LUCKNOW-226021 (U.P.)
e-mail: kariwala.co@gmail.com

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

Information as on		30-09-2023	

Subject: Certificate of amount incurred on Construction Work of Convienent Shopping Sector-J/8 No. of Building(s)/ Block(s) of the Mother City Phase of the Project UPRERA PRJ5009 situated on the Khasra No/ Plot no 42, 44, 45 & 62. Demarcated by its boundaries 26.774283 to the North, 26.774165 to the South, 81.032223 to the East, 81.032796 to the West of village______________Tehsil Sarojini Nagar Competent/ Development authority Lucknow Development Authority District Lucknow PIN 226002 admeasuring 2800 sq.mts. area being developed by Ansal Properties & Infrastructure Limited. ***having RERA Registration No.*UPRERA PRJ5009 , Designated A/C No.-50200026631451-Bank Name:** HDFC Bank Ltd.

		Rs.in lacs	Rs. In lacs
S.No.	**Particulars**	**Total Cost Estimated**	**Amount incurred (actual out-flow) till now**
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.	20.54	1.84
	SUB TOTAL LAND COST (in Rs.)	20.54	1.84
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)	2.38	0.38
	SUB TOTAL FEES PAID (in Rs.)	2.38	0.38
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);	159.51	28.41
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	159.51	28.41
3B	*Cost of construction incurred (As Certified by Project Engineer)*	1307.23	102.24
3C	Total Construction Cost (Lower of 3A and 3B)	159.51	28.41

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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)*	34.89	14.20
3	*TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)*	194.40	42.60
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	217.31	44.82
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	7.82%	
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)%	20.62%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	69.73	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	48.81	
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)**	44.82	
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)	48.81	
11	Balance available in Designated A/c.	-	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	-4.00	
Note: -	Due to bank server error/ 10% account block by the bank, the bank balance in a separate account includes 10% of collection rather than 70%/ 90% as required by RERA standards. Therefore, 10% of the bank balance should be considered as balance of the transaction account and will be treated appropriately.		

For Kariwala& Co.
Chartered Accountants
F.R.No.:016495C

KARIWALA & CO. LUCKNOW M.No. 416647 CHARTERED ACCOUNTANTS

(CA. Piyush Kumar Kariwala)
Partner
UDIN NO. – 23416647BGULDM8321
M.No.416647
Date: 20/10/2023
Place: Lucknow