

AKHIL KUMAR & CO.

D-9 Liberty Colony , Sarvodaya Nagar Indira Nagar Lucknow

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 31-03-2025			
Certification work Assigned vide letter No.02		Dated :-31-03-2025	
Subject: Certificate of amount incurred by HIGHNESS CONSTRUCTION for Construction of SUMMIT TWIN TOWER Tower/Block/Building(s) 08 international trade Park-2 (ITP-2) Sushant golf city Hi Tech Town Ship situated on Khasra no./Plot No. BLOCK - 8 , ITP-2 ,API ANSAL SUSHANT CITY LUCKNOW ,UTTAR PRADESH. demarcated by its boundaries latitude and longitude of the end points)26° 47'49" to the North 26° 47'49" to the South 81° 00'06" _to the East 81° 00'06" of Village _____, Tehsil- _____ Competent Authority/Development Authority, District- Lucknow, PIN- 226030, admeasuring sq. meter area, being developed by Highness Construction [Promoter] <i>having RERA Registration No .UPRERAPRJ962033 , Designated A/C No. 50200069028428 Bank Name HDFC BANK</i>			
		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.	12,96,49,792	12,96,49,792
	SUB TOTAL LAND COST (in Rs.)	12,96,49,792	12,96,49,792
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
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)	78000 1347610 1475000	78000 1347610 1475000
	SUB TOTAL FEES PAID (in Rs.)	29,00,610	29,00,610
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;	65,00,00,000	14,53,85,731

	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		1,28,66,002
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	65,00,00,000	15,82,51,733
3B	Cost of construction incurred (As Certified by Project Engineer)		
3C	Total Construction Cost (Lower of 3A and 3B.)	65,00,00,000	15,82,51,733
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)		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	65,00,00,000	15,82,51,733
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	78,25,50,402	29,08,02,135
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	24.35%	
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)%	37.16%	
7	Total amount received from allottees till date since Inception of the Project in Rs. 11,77,33,876.14 other than allottees Rs 9,34,81,027.21	21,12,14,903	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	14,78,50,432	
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)	29,08,02,135	
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)	14,70,17,562	
11	Balance available in Designated A/c.	8,32,870	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	14,37,84,573	

This certificate is being issued on specific request of M/s HIGHNESS CONSTRUCTION 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.

For Akhil Kumar & Co.
Chartered Accountants

FRN: 010106C



Akhil Kumar Kariwala
(Partner)

Mem. No. : 416647

UDIN : 25416647BMJQUW5339

Date: 10/05/2025

Place: Lucknow