

Information as on 30.06.2025

Certification work Assigned vide letter No.-----

Dated :- 14.10.2025

Subject: Certificate of amount incurred on "Vishwakarma Carnival" (old name Vishwakarma Vihar Phase - II) for Construction and development of project with total of 109 residential units of which 2 are proposed to be developed as Villas and rest as plot [UPRERA162313] Demarcated by its boundaries 27.190875, 77.928781 to the North 27.189887, 77.928448 to the South, 27.190164, 77.929503 to the East 27.191238, 77.927225 to the West of Mauza Dahtora, Lohamandi Ward, Tehsil Agra, Under Agra Development Authority, District Agra, PIN 282007, admeasuring 20992.22 sq. meter area, being developed by Brijesh Sahkari Avas Samiti Limited **having RERA Registration No .UPRERAPRM181296 , Designated A/C No. 0080102000057381 Bank Name IDBI BANK SANJAY PLACE AGRA**

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost	88.67	88.67
	(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.		
	SUB TOTAL LAND COST (in Rs.)	88.67	88.67

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	116.1	69.18
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	116.1	69.18
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);	600	475.79
	(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);		

	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	600	475.79
3B	Cost of construction incurred (As Certified by Project Engineer)	610	475
3C	Total Construction Cost (Lower of 3A and 3B.)	600	475.79
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)	25	21.77
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	625	497.56
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	829.77	655.41
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	77.87%	
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)%	78.99%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	58,618,000.00	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	41,032,600.00	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	65,541,000.00	
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)	39,533,750.00	
11	Balance available in Designated A/c.	1,498,850.00	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	26,007,250.00	

This certificate is being issued on specific request of M/s Brijesh Sahkar Avas Samiti imited 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 Harshit K and Co
(Chartered Accountants)

UDIN : 25568530BBIKSK8468

CA HARSHIT KULSHRESTHA
PROPRIETOR
Membership No 568530

