

Harshit K and Co

Chartered Accountants

Shop No 6 and 7, DEVA MARKET, ARVIND PURAM, AGRA 282007
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ANNUAL REPORT ON STATEMENT OF ACCOUNTS To BRIJESH SAHKARI AVAS SAMITI LIMITED, HAVING ITS REGISTERED OFFICE AT SEC 16B, AVAS VIKAS COLONY, AGRA.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Brijesh Sahkari Avas Limited] for the period from 01/04/2023 to 31/03/2024 with respect to UPRERA Regn. No UPRERAPRJ162313.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules).
2. I/We have obtained all necessary information and explanations from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of BRIJESH SAHKARI AVAS SAMITI LIMITED for the period ended 31st March 2024 and hereby certify that:
 - i. M/S Brijesh Sahkari Avas Limited have completed approx. 69.14% of the project titled Vishwakarma Carnival UP RERA Regn. No. **UPRERAPRJ162313** located at Khasra No. 217, Mauza Dehtora, Agra 282007.
 - ii. Amount collected during the year for this project is approx. Rs. 246.96 Lakh and amounts collected till date is Rs. 364.08 Lakh Approx.
 - iii. Amount withdrawn during the year for this project is Rs. 267.55 Lakh Approx and amount withdrawn till date is Rs. 573.70 Lakh Approx.
- i. I/We certify that the Brijesh Sahkari Avas Limited has utilized the amounts collected for project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act.

For Harshit K and Co.
(Chartered Accountants)

UDIN: 25568530BBIKQO6847



Harshit Kulshrestha
Proprietor

M No: 568530

Date : 15/04/2025

SOURABH JAIN AND ASSOCIATES

CHARTERED ACCOUNTANTS

16, MINI MIG, FRIENDS COLONY, SHAHGANJ, AGRA 282010

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Form — 5			
Information as on 31.12.2024			
Certification work Assigned vide letter No.-----		Dated :- 10.04.2025	
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			
		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.	88.67	88.67
	SUB TOTAL LAND COST (in Rs.)	88.67	88.67

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)	116.1	71.2
	SUB TOTAL FEES PAID (in Rs.)	116.1	71.2
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);	600	426.01
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	600	426.01



3B	Cost of construction incurred (As Certified by Project Engineer)	610	387
3C	Total Construction Cost (Lower of 3A and 3B.)	600	387
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	16.38
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	625	403.38
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	829.77	563.25
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	63.44%	
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)%	67.88%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		48,028,002.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		33,619,601.40
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)		56,325,000.00
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)		33,409,972.40
11	Balance available in Designated A/c.		209,629.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		22,915,027.60

This certificate is being issued on specific request of M/s Brijesh Sahkar Avas Samiti limited 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 Sourabh Jain and Associates
(Chartered Accountants)

UDIN :25418062BMHGHU6556

CA. Anurag Jain
Partner

Membership No 418062

