

RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

UDIN : 24412427BJZYUT1418

CHARTERED ACCOUNTANT'S CERTIFICATE

FORM-REG 03

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

Information as on : 31.12.2023

Certificate No. - RNGC/RERA/UP/TY/1263

Date :- 15.01.2024

Subject: Certificate of amount incurred on project "Geetika Kingdoms" for Construction of 4 towers situated on Khasra No/ Plot no. GH-2 and 3, Ambedkarpuram, Kanpur Demarcated by its boundaries : 26.4843861; 80.2553737 (latitude and longitude of the end points) to the North to the South to the East to the West of Village NA, Tehsil: Competent Authority- UPAEVP; District - Kanpur; admeasuring 12768 sq.mts. area having RERA Registration No.- UPRERAPRJ325813 being developed by Geetika Builders and Developers Private Limited, Designated A/C No. **41229221903**; IFSC - **SBIN0001080**; SBI, SME BRANCH, CO-OP, INDUSTRIAL ESTATE, KANPUR

S.No.	Particulars	Rs.in lakhs	
		Total Cost Estimated	Amount incurred
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.	3580.00	3580.00
	SUB TOTAL LAND COST (in Rs.)	3580.00	3580.00
S.No.	Particulars	Total Cost Estimated	Amount incurred
1	2	3	4
	Project Clearance Fees		
	(a) Fees paid to RERA		
2	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	817.00	815.96
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	817.00	815.96
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;	7273.00	2106.15
	(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)	7273.00	2106.15
3B	Cost of construction incurred (As Certified by Project Engineer)	7273.00	2120.00
3C	Total Construction Cost (Lower of 3A and 3B.)	7273.00	2106.15
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)	878.00	111.34
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	8151.00	2217.49
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	12548.00	6613.45

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	29.15%
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)%	52.71%
7	Total amount received from allottees till date since Inception of the Project as per balance sheet	609.76
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	426.83
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)	6613.45
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)	426.76
11	Balance available in Designated A/c.	0.07
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	6186.69

This certificate is being issued on specific request of M/s Geetika Builders and Developers Private 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.

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. 6613.45 lakhs as mentioned in Point 4 above has been divided into following two parts:
 - a) That Rs 6532.57 Lacs (Total project cost incurred Rs. 6613.45 lakhs - Amount due to billers/vendors/contractors Rs. 80.88 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. 80.88 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 Ramana Goyal & Co.
FRN. 007389C

CA Punit Gupta
(Partner)

Membership No: 412427

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

S. No.	Particulars	Amount due in Rs	Bank Account Details	IFSC
1	Banshi Ispat	1,859,307.00	396405040132042	UBIN0539643
2	Jagdamba Service Solutions Pvt. Ltd. TDS 2%	1,957.00	50200023515128	HDFC0001120
3	Kanwarprit Brothers	11,834.00	695120100101054	BKID0006951
4	K.K.Gupta & Company	77,727.00	50031829031	IDIB000V526
5	M.A. Associates	2,360.00	41736271505	SBIN0006218
6	Mishra Electricals	972,800.00	55031358484	SBIN0050517
7	R.K. Traders	180,600.00	1380774722	CBIN0281430
8	Zam Zam Traders	58,528.00	59255000000786	HDFC0009597
9	Adwika Enterprises	5,617.00	120001121548	CNRB0019636
10	Anand Kiraya Bhandar	70,355.00	41040100007566	BARBOKALKAN
11	Ashok Tiles Work (Contractor TDS @1%)	8,404.00	273510100004100	UBIN0932159
12	Baba Agencies	55,216.00	5411917565	KKBK0005129
13	Bansal Sales	27,865.00	20767072112	IDIB000G646
14	Bharat Marble	6,999.00	201000813131	INDB0001016
15	Bharat Tiles & Granite	130,584.80	201000866364	INDB0001016
16	EIP Enterprises	34,630.00	50429494014	IDIB000S807
17	G Square Security & Commercial Services Pvt. Lt	39,388.00	18952000000729	HDFC0001895
18	Jai Durge Int Bhatta	754,800.00	3687002100010570	PUNB0368700
19	Kanak Tiles & Sanitary	47,333.00	50200064740780	HDFC0000298
20	Katiyar Traders	18,525.00	4140100007566	BARBOKALKAN
21	Klarke Facility Management Pvt. Ltd.	28,909.00	695651000001	ICICI0006956
22	Om Shri Bala Ji Brick Field	398,268.50	39880200000242	BARBOBARRAW
23	Pawan Steel Traders	57,645.00	50200042340172	HDFC0000127
24	Pragati Developers	1,527,855.00	60191080365	MAHB0001733
25	Prem Vir	47,520.00	110144674005	CNRBINBBBFD
26	Ram Gopal Verma	389,488.00	7635903932	IDIB000S807
27	Reliance Cement Co. Pvt. Ltd	7,252.00	VRCC000002032293	UTTB0CCH274
28	R.K. Concrete Industries	807,550.00	3878545706	CBIN0281430
29	Royal Safety	17,346.00	2845259414	KKBK0005135
30	SIS Ltd. (TDS 2%)	116,928.72	59301030000037	UTIB000593
31	Sunny Trading Company	3,150.00	19140400004992	BARBBCOKAN
32	Swastika Enterprises	42,656.00	50200058793966	HDFC0009617
33	Systoo Technologies	274,171.00	919020020772571	UTIB0000133
34	Vishal Tubes	4,759.00	01312000002638	KKBK0000131
	Total	8,088,328.02		

GEETIKA BUILDERS AND DEVELOPERS PRIVATE LIMITED



DIRECTOR