



M/s Gupta Jai & Company

CHARTERED ACCOUNTANTS

Mayur Appartment, Near Kunj Bihari Mandir, Gwalior Road, JHANSI - 284001
Email : fca.jpg@gmail.com, Ph.: 0510-2330007, Mob. No. 9415031686, 8840601577

GSTIN : 09AAIFG1617M1Z6

FORM- REG- 5
[See Regulation-4]

ANUAL REPORT ON STATEMENT OF ACCOUNTS To ESQUIRE INFRAAHEIGHT PRIVATE LIMITED, KHASRA NO. 649, NEAR PETROL PUMP, RAJGARH JHANSI LALITPUR ROAD JHANSI UP 284001 IN

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter] for the period from 01.04.2021 to 30.06.2021 with respect to UPRERA Reg no. UPRERAPRJ6570

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 Rules)
2. We have obtained all necessary information and explanation from the Company during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers books and documents and the relevant records of **ESQUIRE INFRAAHEIGHT PRIVATE LIMITED** for the period ended 30.06.2021 and hereby certify that:
 - i. M/s **ESQUIRE INFRAAHEIGHT PRIVATE LIMITED**, have completed 96.61% of the project titled **ESQUIRE INFRAAHEIGHT PRIVATE LIMITED** UP RERA Regn No. UPRERAPRJ6570 located at Khasra No. 643, 646, 652 Vill Rajgarh. Distt- Jhansi.
 - ii. Amount collected during the period this project is Rs. 8,24,300/- and amounts collected till date is Rs. 3,73,03,619/-
 - iii. Amount withdrawn during the period for this project is Rs. 8,24,300/- and withdrawn till is Rs. 3,73,03,619/-
4. We certify that the **ESQUIRE INFRAAHEIGHT PRIVATE LIMITED** has utilized the amounts collected for project only for the project and the withdrawal from the designated separate bank account(s) of the project as mentioned under Section 4 (2)(D) of the Act.

(If not please specify the amount withdrawn in excess of eligible amount or any other exceptions)

M/s Gupta Jai & Company
Chartered Accountants

Place : Jhansi
Date: 12.07.2021



Note: (If part of the year in a Financial Year (FY) please mention the period constituted during the FY)



M/S GUPTA JAI & COMPANY

Chartered Accountants

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Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Information as on 30.06.2021

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

Dated :- 12.07.2021

Subject: Certificate of amount incurred on [ESQUIRE GROUP HOUSING COMPLEX] for Construction of **TOWER One Block (UPRERAPRJ6570)** situated on Khasra no.643, 646, 652, demarcated by its boundaries 25_23.36.8_N to the North, to the South, 78_33_29.6_E to the East to the West of Village Rajgarh, Tehsil Jhansi Competent Authority/Development Authority, District Jhansi, PIN 284135, admeasuring Plot Area 2521.83 sq. meter and Constructed Area 6624.89 sq. meter area, being developed by Esquire InfraHeight Private Limited having RERA Registration No. UPRERAPRJ6570, Designated A/C No. 34662732086 Bank Name State Bank of India, Main Branch, Jhansi

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 (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.	110	109.23
	SUB TOTAL LAND COST (in Rs.)	110	109.23

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 (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	23.18	10.6
	SUB TOTAL FEES PAID (in Rs.)	23.18	10.6



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);	1150	1137
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1150	1137
3B	Cost of construction incurred (As Certified by Project Engineer)	1150	1137
3C	Total Construction Cost (Lower of 3A and 3B.)	1150	1137
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)	75	55.34
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1225	1192.34
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1358.18	1312.17
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	98.50%	
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)%	96.61%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		373.04
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		261.128
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)		1312.17
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)		373.04
11	Balance available in Designated A/c.		0.10
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		939.13

This certificate is being issued on specific request of **M/s Esquire InfraHeight 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.

Signature of Chartered Accountant with seal
CA J P Gupta
073709

