RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

UDIN : 24412427BJZZQW4053		Form - REG 03	
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on : 31.05.2024			
Certificate No. RNGC/RERA/UP/TY/1441	Date : 14.07.2024		

Subject: Certificate of amount incurred on project Dwarika Grande Apartment for Development Work of 1 tower (60 Flats) situated on Khasra 548, 549, 550/1, 555,556, Mauza :- Rajpur, Tehsil & District Agra demarcated by its boundaries : 27.14768, 78.03826 (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- NA, Tehsil- Agra, Agra Development Authority, District-Agra, admeasuring 4429 sq. meter, being developed by Jai Shree Shyam Infratech having RERA Registration No. UPRERAPRJ313631, Designated A/C No. 120002886660.

		Rs. In Lakhs	
S.No.	**Particulars**	**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.	457.35	457.35
	SUB TOTAL LAND COST (in Rs.)	**457.35**	**457.35**
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)	194.60	189.49
	SUB TOTAL FEES PAID (in Rs.)	194.60	189.49
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);	1,824.36	908.68
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,824.36	908.68
3B	*Cost of construction incurred (As Certified by Project Engineer)*	1,824.36	909.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	**1,824.36**	**908.68**
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)	23.69	22.56
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	1,848.05	931.24
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**2,500.00**	**1,578.08**

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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	49.83%
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)%	63.12%
7	Total amount received from allottees till date since Inception of the Project	756.72
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	529.71
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)**	1,578.08
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)	528.78
11	Balance available in Designated A/c.	0.93
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**1,049.30**

This certificate is being issued on specific request of M/s Jai Shree Shyam Infratech 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. 1578.08 lakhs as mentioned in Point 4 above has been divided into following two parts:
a) That Rs 1523.37 Lacs (Total project cost incurred Rs. 1578.08 lakhs - Amount due to billers/vendors/contractors Rs. 54.71 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. 54.71 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.
5. The estimated amounts (as shown above) have been regrouped and rearranged on the basis of actual figures incurred on the project keeping the overall project cost same.

Date: 14.07.2024
Place: Jaipur
For Ramanand Goyal & Company
FRN: 002384C

Ramanand Goyal & Company
JAIPUR
Chartered Accountants

CA Punit Gupta
(Partner)
Membership No: 412427

S. No.	Particulars	Amount due in Rs.	Bank	Account no.
	List of billers/vendors/contractors due for payment as on 31.05.2024 for the project "Dwarika Grande Apartment"			
1	Agarwal Traders	1,08,869.00	BANK OF INDIA	727430110000002
2	Agra Cement Pipe Factory	29,736.00	STATE BANK OF INDIA	10413006045
3	Ashok Paint House	49,207.00	UCO BANK	05070500008673
4	Cement Associates	1,96,000.00	HDFC BANK	50200088191292
5	Dwarika Infraheights (')	7,65,650.00	CANARA BANK	125001692874
6	Fateh Chand Bhagwan Dass	40,565.02	HDFC BANK	50200082210988
7	Fateh Chand Durga Prasad	3,014.00	HDFC BANK	50200086892260
8	Gayatri Paint	94,830.00	FEDERAL BANK	12125600016076
9	Goyal Timber And Plyboard	39,150.00	ICICI BANK LTD	351905000587
10	Mary Electricals	3,87,560.00	HDFC BANK	50200024462091
11	Mittal Enterprises	54,688.00	BANK OF BARODA	22040400000372
12	Mittal Timber Traders	21,116.00	ICICI BANK LTD	628705014363
13	M V Enterprises	2,39,079.00	BANK OF BARODA	39300400000167
14	Radhika Marble And Granite	5,87,272.00	CANARA BANK	120001529950
15	Rituka Impex	85,324.00	BANK OF INDIA	725430150000011
16	Shree Durga Traders	10,000.00	AXIS BANK	921020057645067
17	Shri Om Steels	10,054.00	ICICI BANK LTD	434305000382
18	Shubham Cement Agencies	60,000.00	N/A	N/A
19	Sunil Enterprises	4,37,500.00	ICICI BANK LTD	035105002903
20	Vaish Timber Traders	25,027.00	AXIS BANK	923030065931636
21	Vanshika Enterprises	10,07,828.00	BANK OF INDIA	726920110000368
22	Lab Cont. Bishnudayal Bansal	2,08,393.00	CANARA BANK	2376101011409
23	Laxmi Narayan	5,70,000.00	N/A	N/A
24	PKGB	4,40,000.00	N/A	N/A
	Total	**54,70,862.02**		

For Jai Shree Shyam Infratech

Partner