RAMANAND GOYAL & COMPANY
CHARTERED ACCOUNTANTS

UDIN : 24412427BKAACF3973			Form - REG 03
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on : 31.08.2024			
Certificate No. RNGC/RERA/UP/TY/1506	Date : 15.10.2024		

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);	1,774.36	1,140.23
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,774.36	1,140.23
3B	*Cost of construction incurred (As Certified by Project Engineer)*	1,774.36	1,141.00
3C	***Total Construction Cost (Lower of 3A and 3B.)***	**1,774.36**	**1,140.23**
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)	73.69	67.40
3	***TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)***	1,848.05	1,207.62
4	**TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)**	**2,500.00**	**1,854.46**

C-94, LALKOTHI, SCHEME JAIPUR-15, RAJASTHAN MOBILE: +919829555874 | 31-32, FIRST FLOOR,C.S.C. RAJDHANI ENCLAVE, PITAMPURA, NEW DELHI-34 MOBILE: +91 9811547277 | E-MAIL: MAIL@RNGCA.COM WEB: WWW.RNGCA.COM TELEFAX +91 1412742995

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	64.30%
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)%	74.18%
7	Total amount received from allottees till date since Inception of the Project	923.89
8	70% Amount to be deposited in Designated Account **(0.7*Row 7)**	646.72
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)**	1,854.46
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)	645.30
11	Balance available in Designated A/c.	1.42
12	Amount that can be withdrawn from the designated Bank A/C under this certificate **(Row 9 – Row 10)**	**1,209.16**

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. 1854.46 lakhs as mentioned in Point 4 above has been divided into following two parts:
a) That Rs 1807.08 Lacs (Total project cost incurred Rs. 1854.46 lakhs - Amount due to billers/vendors/contractors Rs. 47.38 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. 47.38 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: 15.10.2024
Place: Jaipur
For Ramanand Goyal & Company
FRN: 002384C

Ramanand Goyal & Company JAIPUR Chartered Accountants

CA Punit Gupta
(Partner)
Membership No: 412427

JAI SHREE SHYAM INFRATECH

F-304, Sarang Residency 29, Old Vijay Nagar Colony, Agra

Jssinfraagra@gmail.com +91 9837093003

List of billers/vendors/contractors due for payment as on 31.08.2024 for the project "Dwarika Grande Apartment"

S. No.	Particulars	Amount due in Rs.	Bank	Account No.
1	Agra Cement Pipe Factory	1,00,564.00	STATE BANK OF INDIA	10413006045
2	Ashok Paint Colour World	35,135.00	ICICI BANK LTD	035105004247
3	Ashok Paint House	50,959.00	UCO BANK	05070500008673
4	Dwarika Infraheights	7,65,650.00	CANARA BANK	125001692874
5	Fateh Chand Bhagwan Dass	1,05,252.00	HDFC BANK	50200082210988
6	Gayatri Paint	34,830.00	FEDERAL BANK	12125600016076
7	Goyal Timber And Plyboard	47,740.00	ICICI BANK LTD	351905000587
8	G S Ent Udhyog	5,49,504.00		
9	Gupta Hardware & Sanitary	25,560.00	CANARA BANK	1629261001259
10	Jai Jeewan Int Bhatta	4,05,874.00		
11	Karan Welding Work Shop	50,000.00	UNION BANK OF INDIA	223411010000052
12	Mary Electricals	4,16,201.00	HDFC BANK	50200024462091
13	Mittal Enterprises	93,698.00	BANK OF BARODA	22040400000372
14	Mittal Timber Traders	21,116.00	ICICI BANK LTD	628705014363
15	Mittal Upvc Solution	2,77,114.00	ICICI BANK LTD	628705014360
16	Rituka Impex	17,955.00	BANK OF INDIA	725430150000011
17	Schindler India Private Limited	14,660.00		
18	Shree Bajrang Steels	1,816.00	UNION BANK OF INDIA	540005110000102
19	Shree Durga Traders	10,000.00	AXIS BANK	921020057645067
20	Shree Nand Steel Traders	2,98,350.00	PUNJAB NATIONAL BANK	0194108700000493
21	Shubham Cement Agencies	60,000.00		
22	Vaish Timber Traders	1,04,573.00	AXIS BANK	923030065931636
23	Lab Cont. Bishnudayal Bansal	2,20,243.00	CANARA BANK	2376101011409
24	Laxmi Narayan	5,70,000.00		
25	Pkgb	4,40,000.00		
	Total	**47,16,794.00**		

For Jai Shree Shyam Infratech

Partner