



Harshwardhan Tapadiya & Associates
Chartered Accountants
203, Haridarshan Apt, R K Singh Road, Andheri (East) – 400 069

Form-REG-3

Chartered Accountant Certificate (On Letter Head)

Information as on 31-03-23

Subject: Certificate of Amount incurred on Deserve Elite for construction of 7 Tower/Block/Building(s) Situated on Khasra No./ Plot no. GH-7, Sec-11, Vrindavan Yojna, Raibarely Road, Demarcated by its boundaries (latitude and longitude of the end-points) 26° 45' 40" and 80° 57' 19" to the north 26° 45' 41" and 80° 57' 20" to the South 26° 45' 44" and 80° 57' 15", to the East 26° 45' 41" and 80° 57' 15", to the West of village Tehsil Competent Authority/Development Authority UP Housing & Development Board, District-Lucknow PIN-226025. Admeasuring sq. mtrs area, being developed by Deserve Builders & Developer Ltd. having RERA Registration No. (UPRERA Registration Number - UPRERAPRJ7004), Designated A/c No.381501010037350 Bank Name Union Bank of India, Sachivalaya Branch, Lucknow

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:	31,29,42,220.00	16,37,01,226.00
	b) Amount payable to obtain development rights, additional FAR and any other incentive under local Authority or state government on any Statutory Authority, if any;	79,69,015.00	79,69,015.00
	c) Acquisition cost of TDR (Transfer 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);	2,19,02,000.00	2,19,02,000.00
	e) interest (other than Penal Interest, penalties etc) paid to FI, Schedule Bank, 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	20,06,16,472.00	5,92,31,938.00
	SUB TOTAL LAND COST (in Rs.)	45,44,91,781.00	25,88,70,690.00

S No.	Particulars	Rs. In Lacs	Rs. In Lacs
		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 attributed to Project d) Any Other Payment (Specify)	72,345.00 1,14,81,676.00 5,91,31,565.00	72,345.00 7,81,676.00 3,91,93,459.00
	SUB TOTAL FEES PAID (in Rs.)	7,06,85,586.00	4,00,47,480.00
3A	Cost of Development and Construction a) Cost of Service (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 Projects); c) Cost of material actually purchased; d) Cost of Salary and Wages (excluding costs of salaries of employees of the company not directly attached to project);	141,85,23,757.00	
	Sub total of Construction cost (in Rs.) (Sum of a to d of Row 3a)	141,85,23,757.00	
3b	Cost of construction incurred (As certified by Project Engineer)		34,28,21,607.00
3c	Total Construction cost (Lower of 3A and 3B)	141,85,23,757.00	34,28,21,607.00
3d	Interest (Other than Penal Interest and Penalties etc.) Paid to Financial Institute, schedule bank, NBFC and unsecure loan at SBI-MCLR on money borrowed for construction)	53,01,04,131.00	20,01,04,131.00
3	Total Development and Construction Cost (Row 3C+3D)	194,86,27,888.00	54,29,25,738.00
4	Total Cost of Project (Row 1 + Row 2 + Row 3)	256,27,43,181.00	84,18,43,908.00
5	Percentage of completion of construction work completed (as per Project engineer. Architect's Certificate)	25.08%	
6	Percentage of 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)%	32.85%	
7	Total Amount Received from allottees till date since inception of the Project (In Rs.)	19,14,28,383	

8	70% Amount to be deposited in Designated Account (0.7 Row 7)	13,39,99,868
9	Cumulative 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* row6)	84,18,61,135
10	Amount actually withdrawn till date since inception of the project (this shall include 70% of the amount already realised till date but not deposited in the designated Account)	19,14,28,383
11	Balance available in Designated A/c	0.00
12	Amount That can be withdrawn from the designated bank A/c under this certificate (Row 9 - Row 10)	65,04,32,752

Notes:

- This certificate is being issued on specific request of M/s Deserve Builders & Developer limited for UP RERA compliance. The certificate is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.
- Before the commencement of the Real Estate (Regulation and Development) Act, 2016, the Company has collected an amount of Rs. 12,05,19,440/- from various customers and utilized the same for the purpose of project as mentioned in the certificate.

For CA Harshwardhan Tapadiya & Associates

Harsh

Harshwardhan Tapadiya

Proprietor

Membership No: 180770

Firm Reg No: 153789W

Place: Mumbai

Date :18-12-2024

UDIN: 24180770BKAMEP5858

