



VED MISHRA & ASSOCIATES

Chartered Accountant

Ph. 9838832876

e-mail : CA.VEDPRAKASH2015@GMAIL.COM

16 RANA PRATAP MARG ,HAZRATGANJ,LUCKNOW UTTAR PRADESH 226001

Information as on 31.12.2020

Certification work Assigned vide letter No. NIL

Dated :- 23/02/2021

Subject: Certificate of amount incurred on ROSE COUNTY EAST for Construction of Building/Apartment/Shop/School Tower/Block/Building(s) Type2, Type3, Type 4, Convenience Shopping and Primary School situated on Khasra no.695, 697, 698, 700 PART-1, 711 PART-1, demarcated by its boundaries (latitude and longitude of the end-points) to the North 26.893995, to the South 81.106377, to the East to the West of Village Safedabad, Tehsil Nawabganj Competent Authority / Development Authority, District Barabanki , PIN 225003, admeasuring 6630 sq. meter area, being developed by M/S ARG INFRASTRUCTURES PRIVATE LIMITED having RERA Registration No .UPRERAPRJ7419, Designated A/C No.712600301000997 Bank Name VIJAYA BANK BRANCH Noida Complex, Sector 18, Noida, U.P., Now, the said bank merge in Bank of Baroda and new A/C No. 5663020000329 Bank Name BANK OF BARODA, BRANCH VRINDAVAN YOJNA, LUCKNOW (U.P.)

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;	362.47	362.47
	(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.		
	SUB TOTAL LAND COST (in Rs.)	362.47	362.47

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	62.63	31.25
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	62.63	31.25
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	2186.30	1167.49
	(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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);		
	<i>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</i>	2186.30	1167.49
3B	<i>Cost of construction incurred (As Certified by Project Engineer)</i>	2186.30	1167.49
3C	Total Construction Cost (Lower of 3A and 3B.)	2186.30	1167.49
3D	<i>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)</i>	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2186.30	1167.49
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	2611.40	1561.21



5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	53.86%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost)	59.78%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	1410.38
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	987.27
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project)	1561.09
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)	1561.21
11	Balance available in Designated A/c.	0.005
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	-0.12

This certificate is being issued on specific request of M/s ARG INFRASTRUCTURES PRIVATE LIMITED for UP RERA compliance. The certification is based on the information and records produced and is true to the best of our knowledge and belief. If any discrepancy found, same shall be the sole liability of the management.

Notes:- On the basis of sample test we have elaborated some point wise observation which are mentioned below:-

1. IN S.NO. 3 cost of building/wing/tower bearing (type 2+type3+type 4) and internal & external development works and common amenities are clubbed in same head.

2. All actual costs verified on the basis of engineer's certificate in form-R dated 23/02/2021 by Mr. Afzal Ahmad Khan and balance at bank on the basis of certificate from manager.

3. In S.NO. 10, total actual cost incurred and sources of fund from allottees(s.no10- S.no 7) show difference of Rs 1.50 Cr against which management explanation has been obtained that the same has been utilized from own sources by the Company.

For VED MISHRA & ASSOCIATES
Chartered Accountant
(Firm Regn No.: 026121C)

(VED PRAKASH MISHRA)
PROP
Membership No: 427522

