

261, opposite Imperial Chat - Dharamshala Mohalla, Sadar Bazar, Jhansi, UP.-284001
Ph. 72754-80772, Email – Prakhars95@gmail.com

Form-REG-3

Information as on 31-12-2023

Certification work Assigned vide letter No- 03/RERA/2023-24

Dated :- 13/01/2024

Subject: Certificate of amount incurred on Project DEV ASHOK ENCLAVE of DEV ASHOK INFRA DEVELOPERS for Construction of Block/Building(s) 76 situated on Khasra no./Plot No.70,71,72,82,83,85,86,89,90 demarcated by its boundaries 25.4748219* and 78.6008857*0.0 to the North, 25.4772141*0.0 and 78.59997070*0.0 to the South 25.4740636.0 and 78.6063563.0 to the east, 25.4884242*0.0 and 78.5961302*0.0 to the west of the village Dadiyapura Tehsil Jhansi competent authority District Jhansi, PIN 284002, Admeasuring 16245 sq. meter area, being developed by Jhansi Dev ASHOK Enclave .LIMITED having RERA Registration No UPRERAPRJ721110, Designated A/C No. 00000042079754670 of State Bank of India

S.No.	Particulars	in Rs.	in Rs.
		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;	28209700	28209700
	(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.)	28209700	28209700

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
		3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	115500	86500
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	26500000	17627867
	(d) Any other (specify)	500000	285000
	SUB TOTAL FEES PAID (in Rs.)	300000	0
		27415500	17999367
3A	Cost of Development And construction		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	264380596	8362947
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	264380596.000	8362947
3B	Cost of construction Incurred (As Certified by Project Engineer)	264380596.000	8362947



3C	Total Construction Cost (Lower of 3A and 3B.)	264380596.000	8362947
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)	0.000	0.000
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	264380596	8362947
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	320005796	54572014
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	30.00%	
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)%	17.05%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	32006000	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	22404200	
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)	5,45,72,014	
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)	42,00,000	
11	Balance available in Designated A/c.	58,56,752	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	5,03,72,014	

This certificate is being issued on specific request of M/s Dev ASHOK INFRA Developers for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. We do not bear any responsibility of irregularity reported in future due to tampering of records.

Prakhar Singhal

CA Prakhar Singhal
M. No. 448342
UDIN No.-24448342BKBKGV3959

