

HARSH K AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS



55/1A, CIVIL LINES JHANSI

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CHARTERED ACCOUNTANT CERTIFICATE

(FOR THE PURPOSE OF REGISTRATION OF THE PROJECT AND WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 31.12.2023

Certification work Assigned vide letter No763/JDA/2024-25

Date :- 06-07-2024

Subject: Certificate of amount incurred on 264 Nos of EWS plot No M-01 of "Major Dhyan Chand Awasiya Yozna for Residential and Commercial Plots situated on Khasra no 748, Mouza Hasari., demarcated by its boundaries (latitude and longitude of the end-points) latitude 25.407704 longitude 78.557293 to the North, latitude 25.404407 longitude 78.556905 to the South, latitude 25.405354 longitude 78.553811 to the West, latitude 25.405295 longitude 78.557798 to the East of village HANSARI, Tehsil JHANSI Competent/Development Authority Jhansi, District Jhansi in admeasuring 52980.00 sqm. area, being developed by [JHANSI DEVELOPMENT AUTHORITY, JHANSI] RegistrationNo.UPRERAPRM19833, Designated A/C No. 50200082493701 Bank Name-HDFC BANK,CIVIL LINES-JHANSI

S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual outflow) up till now
1	2	3	4
		Rs.In Lakhs	Rs.In Lakhs
1	Land Cost		
	(a) Acquisition cost of land (Purchase or through agreement with land owners) and legal cost on land transaction:	Rs 498.26	Rs 498.26
	(b) Amounts 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 Governments 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.)	Rs 498.26	Rs 498.26
2	Project Clearances Expenses (in Rs.)		
	(a) Fees paid to RERA	Rs 4.05.00	Rs 4.05.00
	(b) Fees Paid to local authority		Rs 50.00



	(c) Consultant/Architect Fees (directly attributable to Project)		
	(d) Any Other (Specify)		
	SUB TOTAL FEES PAID (in Rs.)	Rs 4.05.00	Rs 54.05
3A	Cost of Development/Cost of Construction	Rs 2619.45	
	(a) Cost of services (water, electricity to construction site), Site Overheads		
	(b) Depreciation cost on Machinery and equipments purchased or hired and maintenance cost, consumables etc. (so long these costs are directly incurred in the construction of the concerned project);		
	(c) Cost of material actually purchased		Rs 0.58
	(d) Cost of Labour (excluding cost of salaries of employees of the company not directly attached to the Project)		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	Rs 2615.4	Rs 0.58
3B	Cost of construction incurred (As Certified by Project Engineer)	Rs 2619.45	Rs 0.58
3C	Total Construction Cost (Lower of 3A and 3B)	Rs 2619.45	
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)	Rs 1042.41	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row3C +3D)	Rs 3661.86	Rs 0.58
4	TOTAL COST OF PROJECT (Row1 +Row2+ Row3)	Rs 4160.12	Rs 552.89
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.02%	
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 row4)%	13.29%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	Rs 2959.94	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Rs 2071.96	
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 * Row 6)	Rs 552.89	
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)	Rs 54.63	
11	Balance available in Designated A/c.	Rs 2017.33	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	Rs 498.26	
This certificate is being issued on specific request of Jhansi Development Authority for UP RERA compliance. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief.			

For Harsh K Agarwal & Associates

Chartered Accountant

FRN NO. 011783C



Harsh K Agarwal

(Harsh K Agarwal)

Partner

M No. 402244

Date: 06.07.2024

Place: Jhansi

UDIN No. 24402244BKBHSF7722

