



CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31.03.2024			
Certification work Assigned vide letter No. JPR-01		Dated :- 06.04.2024	
Subject: Certificate of amount incurred on JP Residency for Development of site situated on Khasra no./Plot No. on the Khasra No/ Plot no 279,280,335,336,338,339,340 part 341 to 344 ,346 to 350, part of 350 to & 353 of village salarpur Jalalpur, Meerut. Demarcated by its boundaries (latitude 29.016549 and longitude 29° 00_59.6_N and latitude 77.759111 and longitude 77_45_32.8E of the end points) Empty Land to the North 60mtr wide road to the South Paradise farm house to the East Santosh Farm House to the West of village salarpur Jalalpur.Tehsil Meerut . Competent/ Development authority Meerut District Meerut PIN 25001 admeasuring 32318.41 sq.mts. area being developed by [ANNIE INFRASTRUCTURE LLP] having RERA Registration No . UPRERAPRJ206751, Designated A/C No. 920020009046235, Bank Name- Axis Bank Ltd, Mawana Road Meerut.			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	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;	417.17	296.77
	(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;	358.94	358.94
	(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.)	776.11	655.71
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	1.69	1.77
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)	5.00	5.00
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	6.69	6.77
			Contd..2..



3A	Cost of Development And construction		
	(a) Cost of services (water, electricity, to construction site), Site Overheads;	75.20	75.20
	(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;	1,050.25	1,050.25
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	170.61	194.51
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,296.06	1,319.96
	Cost of construction incurred (As Certified by Project Engineer)	1,296.06	1,296.06
3B	Total Construction Cost (Lower of 3A and 3B.)	1,296.06	1,296.06
3C			
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		
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,296.06	1,296.06
3		2,078.86	1,958.54
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)		
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		100.00
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)%		94.21
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1,644.39
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,151.07
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)		1,958.54
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)		1,132.81
11	Balance available in Designated A/c.		18.26
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		

This certificate is being issued on specific request of M/s ANNIE INFRASTRUCTURE LLP 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. This certificate is based on unaudited figures.

For H M Arora & Co
Chartered Accountants
Firm No 014610C

Hardeep Mohan Arora

Mno 409734

UDIN : 24409734BKFSKM5829