



GAGAN AGARWAL AND ASSOCIATES

Chartered Accountants

258, CIVIL LINES INFRONT OF SALES TAX OFFICE

Phone : 7080815076, E-Mail : gaganca2810@gmail.com

Information as on 31.03.2025			
Certification work Assigned vide letter No.04/2024		Dated :-13.04.2025	
Subject: Certificate of amount incurred on M/s Peetambara Avenue, for Construction of work of Villa/Building(s) on 21 Villas of the 1st phase of the project situated on khasra No./Plot No. 2046,2047,2048,2049,2050, karnal ka banglow demarcated by its boundaries(latitude and longitude of end points to the North,25.47'55"N, 78.56'.92" to the South 25.47'.46"N,78.56'62"E to the East 25.47'45"N, 78.56'85"E to the West 25.47'45"N, 78.56'85"E of Village Mauza, outside Unnao Gate Tehsil Jhansi, Competent Authority/Development Authority, Jhansi Development Authority (JDA) District Jhansi, PIN 284003, admeasuring 2735 sq. meter area, being developed by Harjeet Singh Chawla (Peetambara Avenue) having RERA REGISTRATION N.O. - UPREREPRJ311682			
		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; (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.	13.00 40.00 0.00 0.00 -	0.00 43.94 - - -
SUB TOTAL LAND COST (in Rs.)		53.00	43.94

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 (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (Legal expense & NOC From Several Departments)	0.50 0.50 1.00 0.00	0.25 0.97 0.00
SUB TOTAL FEES PAID (in Rs.)		2.00	1.22
3A	Cost of Development And construction (a) Cost of services (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 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);	92.00 0.00 800.00	81.06 0.00 153.25
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		892.00	234.31

3B	Cost of construction incurred (As Certified by Project Engineer)	-	234.31
3C	Total Construction Cost (Lower of 3A and 3B.)	894.00	234.31
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)		13.70
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	894.00	248.01
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	947.00	293.17
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		
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)%		30.96%
7	Total amount received from allottees till date since inception of the Project (in Rs.)		0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00
9	Cummulative 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)		0.00
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)		0.00
11	Balance available in Designated A/c.		1.62
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		0.00

This certificate is being issued on specific request of promoter of Pitambara Avenue 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.

For and on behalf of
Gagan Agarwal & Associates




CA GAGAN AGARWAL
M No. 433608
Dated :-13.04.2025
UDIN:-254336088MULNZ7445



Account Name : PITAMBRA AVENUE
Address : SARV NAGAR CP MISSION COMPOUND NEAR JAAR PAHAD
SIPRI Jhansi
JHANSI
UTTAR PRADESH-284003
India

Date : 15 Apr 2025

Account Number : 00000042119955966

Account Description : RELATORS CURRENT ACCOUNT THREE

Branch : SME BRANCH JHANSI

Drawing Power : 0.00

Interest Rate(% p.a.) : 0.0

MOD Balance : 0.00

CIF No. : 91248401855

IFS Code : SBIN0063727

MICR Code : 284002037

Balance as on 1 Jan 2025 : 25,683.33

Account Statement from 1 Jan 2025 to 31 Mar 2025

Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
01/01/2025	01/01/2025	TO CLEARING-Chq No. 349968 IOB RAMRAJA ADVERTISERS-349968	/ 349968	10384	9,833.00		15,850.33
01/01/2025	01/01/2025	TO CLEARING-Chq No. 349959 AXS JAGDAMBA STEEL CORPORATIO-349959	/ 349959	10384	3,000.00		12,850.33
02/01/2025	02/01/2025	CHEQUE WDL-CHEQUE TRANSFER TO-349970	TRANSFER FROM 38949658438 Mr. RAHUL YADAV / 349970	63727	9,000.00		3,850.33
02/01/2025	02/01/2025	CHEQUE DEPOSIT-113999	TRANSFER TO 42382986594 PITAMBRA AVENUE / 113999	63727		3,00,000.00	3,03,850.33
02/01/2025	02/01/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325002050037-349971 ARUN KUSHWAHA	/ 349971 ARUN KUSHWAHA	63727	8,002.36		2,95,847.97
02/01/2025	02/01/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325002052086-349974 JAI SHREE RAMRAJA BUILDING MAT	/ 349974 JAI SHREE RAMRAJA BUILDING MAT	63727	39,207.72		2,56,640.25
03/01/2025	03/01/2025	CHEQUE WDL-CHEQUE TRANSFER TO-349967	TRANSFER FROM 41353694626 M/S J S ENTERPRISES / 349967	102	21,347.00		2,35,293.25
08/01/2025	08/01/2025	CHEQUE BOOK ISSUE CHARGE--38976288	/ 38976288	63727	354.00		2,34,939.25



Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
10/01/2025	10/01/2025	TO CLEARING-Chq No. 349976 AXS JAGDAMBA STEEL CORPORATIO-349976	/ 349976	10384	3,000.00		2,31,939.25
10/01/2025	10/01/2025	CHEQUE WDL-CHEQUE TRANSFER TO-349977	TRANSFER FROM 36940679165 GHAN SHYAM DAS AGARWAL / 349977	102	24,420.00		2,07,519.25
13/01/2025	13/01/2025	TO CLEARING-Chq No. 349979 IDS ZAINAB ENTERPRISES-349979	/ 349979	10384	14,800.00		1,92,719.25
13/01/2025	13/01/2025	CHEQUE DEPOSIT-114000	TRANSFER TO 42382986594 PITAMBRA AVENUE / 114000	63727		3,00,000.00	4,92,719.25
13/01/2025	13/01/2025	CHQ TRANSFER-RTGS UTR NO: SBINR52025011371 891941-349980 HARSHITA CONSTRUCTION	/ 349980 HARSHITA CONSTRUCTION	63727	3,45,523.60		1,47,195.65
16/01/2025	16/01/2025	TO CLEARING-Chq No. 349981 BOB PARSHURAM SANITARY HOUSE-349981	/ 349981	10384	17,900.00		1,29,295.65
16/01/2025	16/01/2025	TO CLEARING-Chq No. 349982 BOB PARSHURAM SANITARY HOUSE-349982	/ 349982	10384	9,930.00		1,19,365.65
16/01/2025	16/01/2025	CHQ TRANSFER-NEFT UTR NO: SBIN225016048776-349983 RAJEEV KUMAR	/ 349983 RAJEEV KUMAR	63727	10,002.36		1,09,363.29
21/01/2025	21/01/2025	TO CLEARING-Chq No. 349984 IOB RAMRAJA ADVERTISERS-349984	/ 349984	10384	7,647.00		1,01,716.29
21/01/2025	21/01/2025	CHEQUE DEPOSIT-114001	TRANSFER TO 42382986594 PITAMBRA AVENUE / 114001	63727		5,00,000.00	6,01,716.29
21/01/2025	21/01/2025	CHQ TRANSFER-RTGS UTR NO: SBINR52025012172 692670-349987 HARSHITA CONSTRUCTION	/ 349987 HARSHITA CONSTRUCTION	63727	4,00,023.60		2,01,692.69
22/01/2025	22/01/2025	TO CLEARING-Chq No. 349985 PNB HARDWARE SHOPPE-349985	/ 349985	10384	16,102.00		1,85,590.69
23/01/2025	23/01/2025	CHEQUE DEPOSIT-114002	TRANSFER TO 42382986594 PITAMBRA AVENUE / 114002	63727		2,00,000.00	3,85,590.69
23/01/2025	23/01/2025	CHQ TRANSFER-NEFT UTR NO: SBIN425023067026-349989 HARSHITA CONSTRUCTION	/ 349989 HARSHITA CONSTRUCTION	63727	1,55,014.16		2,30,576.53
24/01/2025	24/01/2025	TO CLEARING-Chq No. 349986 PNB HARDWARE SHOPPE-349986	/ 349986	10384	8,410.00		2,22,166.53
28/01/2025	28/01/2025	TO CLEARING-Chq No. 349990 IOB RAMRAJA ADVERTISERS-349990	/ 349990	10384	8,260.00		2,13,906.53
29/01/2025	29/01/2025	CHQ TRANSFER-NEFT UTR NO: SBIN525029010002-349991 DEEN DAYAL PRAJAPATI	/ 349991 DEEN DAYAL PRAJAPATI	63727	10,002.36		2,03,904.17



Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
31/01/2025	31/01/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325031686697-349992 VAISHNAVI INDUSTRIES	/ 349992 VAISHNAVI INDUSTRIES	63727	16,173.72		1,87,730.45
03/02/2025	03/02/2025	CHQ TRANSFER-NEFT UTR NO: SBIN125034625205-349995 DEVANSH PANDEY	/ 349995 DEVANSH PANDEY	63727	10,002.36		1,77,728.09
04/02/2025	04/02/2025	CHEQUE DEPOSIT-114003	TRANSFER TO 42382986594 PITAMBRA AVENUE / 114003	63727		3,00,000.00	4,77,728.09
04/02/2025	04/02/2025	CHEQUE WDL-CHEQUE TRANSFER TO-375007	TRANSFER FROM 38949658438 Mr. RAHUL YADAV / 375007	63727	9,000.00		4,68,728.09
04/02/2025	04/02/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325035966433-375008 ARUN KUSHWAHA	/ 375008 ARUN KUSHWAHA	63727	8,002.36		4,60,725.73
04/02/2025	04/02/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325035968982-375009 HEIDELBERG CEMENT INDIA LTD	/ 375009 HEIDELBERG CEMENT INDIA LTD	63727	3,00,023.60		1,60,702.13
10/02/2025	10/02/2025	TO CLEARING-Chq No. 349994 IOB RAMRAJA ADVERTISERS-349994	/ 349994	10384	9,833.00		1,50,869.13
10/02/2025	10/02/2025	CHQ TRANSFER-NEFT UTR NO: SBIN125041585316-375011 SANTOSH	/ 375011 SANTOSH	63727	11,404.72		1,39,464.41
11/02/2025	11/02/2025	TO CLEARING-Chq No. 375010 AXS JAGDAMBA STEEL CORPORATIO-375010	/ 375010	10384	6,000.00		1,33,464.41
17/02/2025	17/02/2025	CHEQUE DEPOSIT-114005	TRANSFER TO 42382986594 PITAMBRA AVENUE / 114005	63727		6,00,000.00	7,33,464.41
17/02/2025	17/02/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325048839968-375013 PEETAMBRA BRICKS	/ 375013 PEETAMBRA BRICKS	63727	2,00,014.16		5,33,450.25
17/02/2025	17/02/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325048948407-375016 HEIDELBERG CEMENT INDIA LTD	/ 375016 HEIDELBERG CEMENT INDIA LTD	63727	2,00,014.16		3,33,436.09
20/02/2025	20/02/2025	TO CLEARING-Chq No. 375012 IOB RAMRAJA ADVERTISERS-375012	/ 375012	10384	3,540.00		3,29,896.09
20/02/2025	20/02/2025	CHQ TRANSFER-NEFT UTR NO: SBIN225051848065-375018 RAJEEV KUMAR	/ 375018 RAJEEV KUMAR	63727	9,502.36		3,20,393.73
21/02/2025	21/02/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325052758865-375020 SHRI SHYAMJI INDUSTRIES	/ 375020 SHRI SHYAMJI INDUSTRIES	63727	50,004.72		2,70,389.01
24/02/2025	24/02/2025	TO CLEARING-Chq No. 375017 BOB PARSHURAM SANITARY HOUSE-375017	/ 375017	10384	76,620.00		1,93,769.01



Txn Date	Value Date	Description	Ref No./Cheque No.	Branch Code	Debit	Credit	Balance
24/02/2025	24/02/2025	TO CLEARING-Chq No. 375019 AXS MS ANUBHAV ENTERPRISES-375019	/ 375019	10384	17,000.00		1,76,769.01
28/02/2025	28/02/2025	TO CLEARING-Chq No. 375021 IOB RAMRAJA ADVERTISERS-375021	/ 375021	10384	8,260.00		1,68,509.01
01/03/2025	01/03/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325060063500-375027 ARUN KUSHWAHA	/ 375027 ARUN KUSHWAHA	63727	8,002.36		1,60,506.65
03/03/2025	03/03/2025	CHEQUE WDL-CHEQUE TRANSFER TO-375029	TRANSFER FROM 38949658438 Mr. RAHUL YADAV / 375029	63727	6,000.00		1,54,506.65
03/03/2025	03/03/2025	CHQ TRANSFER-NEFT UTR NO: SBIN425062051699-375032 RAJEEV KUMAR	/ 375032 RAJEEV KUMAR	63727	4,331.36		1,50,175.29
03/03/2025	03/03/2025	CHQ TRANSFER-NEFT UTR NO: SBIN425062054192-375031 DEEN DAYAL PRAJAPATI	/ 375031 DEEN DAYAL PRAJAPATI	63727	13,326.72		1,36,848.57
06/03/2025	06/03/2025	TO CLEARING-Chq No. 375033 IOB RAMRAJA ADVERTISERS-375033	/ 375033	10384	9,833.00		1,27,015.57
10/03/2025	10/03/2025	CHEQUE DEPOSIT-114006	TRANSFER TO 42382986594 PITAMBRA AVENUE / 114006	63727		5,00,000.00	6,27,015.57
10/03/2025	10/03/2025	CHQ TRANSFER-CHEQUE TRANSFER TO-375035	/ 375035	63727	3,908.00		6,23,107.57
10/03/2025	10/03/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325069768068-375036 PEETAMBRA BRICKS	/ 375036 PEETAMBRA BRICKS	63727	75,004.72		5,48,102.85
10/03/2025	10/03/2025	CHQ TRANSFER-CHEQUE TRANSFER TO-375034	/ 375034	63727	3,908.00		5,44,194.85
11/03/2025	11/03/2025	CHQ TRANSFER-NEFT UTR NO: SBIN525070272851-375037 HEMANT SAHNI	/ 375037 HEMANT SAHNI	63727	1,00,004.72		4,44,190.13
12/03/2025	12/03/2025	A/C Keeping Chgs--	/	99999	649.00		4,43,541.13
18/03/2025	18/03/2025	TO CLEARING-Chq No. 375038 HDF PRASANNA TRADERS-375038	/ 375038	10384	16,740.00		4,26,801.13
18/03/2025	18/03/2025	TO CLEARING-Chq No. 375023 BOB PARSHURAM SANITARY HOUSE-375023	/ 375023	10384	2,19,790.00		2,07,011.13
24/03/2025	24/03/2025	CHQ TRANSFER-NEFT UTR NO: SBIN325083189280-375041 HEMANT SAHNI	/ 375041 HEMANT SAHNI	63727	50,002.36		1,57,008.77
25/03/2025	25/03/2025	TO CLEARING-Chq No. 375039 HDF PRASANNA TRADERS-375039	/ 375039	10384	32,450.00		1,24,558.77
25/03/2025	25/03/2025	TO CLEARING-Chq No. 375040 IOB RAMRAJA ADVERTISERS-375040	/ 375040	10384	8,260.00		1,16,298.77



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LLMS

REGIONAL CREDIT COMMITTEE
RESOLUTION

STATEMENT OF ACCOUNT

STATE BANK OF INDIA

SME BRANCH JHANSI
OPPOSITE DITYARCHAND STADIUM
JHANSI JHANSI
284001

Branch Code: 63727
Branch Phone: 2980979

IFSC: SBIN063727
MICR: 284002037

Account No: 42119954984

Product: REALTORS CURRENT ACCOUNT ONE

Currency: INR

Name: HARJEET SINGH CHAWLA PITAMBRA AVENUE COLLECTION ACCOUNT
SARV NAGAR CP MISSION COMPOUND

NEAR JAAR PAHAD SIPRI

Jhansi

Date: 15/04/2025

Time: 17:37:47

Cleared Balance: 0.00

+MOD Bal: 0.00

Limit: 0.00

Drawing Power: 0.00

Int. Rate: 0.00 % p.a

Account Open Date: 27/07/2023

Statement From: 27/07/2023 to 15/04/2025

Branch E-mail: SBI 63727@SBI.CO.IN

Uncleared Amount: 0.00

Monthly Average Balance: 0

E-mail: harjeetschawla@gmail.com

Nominee Name:

Account Status: OPEN

CKYC No: XXXXXXXXXX6263

Page No.:

Post Date	Value Date	Details	Chq No	Debit	Credit	Balance
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CARRIED FORWARD:

Statement Summary

Dr. Count 0

Cr. Count 0



STATEMENT OF ACCOUNT

Name : HARJEET SINGH CHAWLA PITAMBRA AVENUE SEPARATE ACCOUNT
SARV NAGAR CP MISSION COMPOUND

NEAR JAAR PAHAD SIPRI
Jhansi

Date : 15/04/2025

Time : 17:40:17

Cleared Balance : 0.00

+MOD Bal : 0.00

Limit : 0.00

Drawing Power : 0.00

Int. Rate : 0.00 % p.a.

Account Open Date : 26/07/2023

Statement From : 27/07/2023 to 15/04/2025

STATE BANK OF INDIA
SME BRANCH JHANSI
OPPOSITE DHYANCHAND STADIUM
JHANSI JHANSI
284001
Branch Code :63727
Branch Phone :2980979
IFSC : SBIN0063727
MICR : 284002037

Account No.:42114985135

Product : REALTORS CURRENT ACCOUNT TWO

Currency : INR

Branch E-mail : SBI.63727@SBI.CO.IN

Uncleared Amount : 0.00

Monthly Average Balance: 0

E-mail : harjeetschawla@gmail.com

Nominee Name :

Account Status : OPEN

CKYC No. : XXXXXXXXXX6263

Page No. :

Post Date	Value Date	Details	Chq.No	Debit	Credit	Balance
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CARRIED FORWARD :

Statement Summary

Dr. Count 0

Cr. Count 0

