

Form-REG-3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT) - PROJECT WISE			
Information as on <u>31.12.2020</u>			
Certification work Assigned vide letter No. 24		Dated :- 14.01.2021	
Subject: Certificate of amount incurred on [Project Name – Awadh Paradise] for Construction of two Blocks of the 02 Phase of the project situated on the Khasra no. 6,7,8,16,3 demarcated by its boundaries (latitude and longitude of the end-points) Land of Sarvajeet & Jagadish to the North, land of Chandra Pandey to the South, land of Rajendra & Others to the East , land of Rajkumar & Jagdish to the West of Village Harahua Tehsil Pindra Competent Authority/Development Authority Varanasi, District Varanasi, PIN 221105 Admeasuring 5552.41 sq. meter area, being developed by Promoter Awadh Buildcon prop : Shushil Kumar Rai having RERA Registration No. UPRERAPRJ8587, under UPRERA is as per table Designated A/C No.914020038728471 Bank Name Axis Bank Makbool Aalam Road Varanasi			
		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.	2,28,50,000 1,32,95,379 19,52,000	2,28,50,000 1,32,95,379 19,52,000
	SUB TOTAL LAND COST (in Rs.)	3,80,97,379	3,80,97,379

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 (specify)	1,00,000 3,36,000	1,00,000 3,36,000
	SUB TOTAL FEES PAID (in Rs.)	4,36,000	4,36,000
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);	5,75,650 19,96,71,331 13,31,14,221	5,75,650 115554854 77256210
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)	33,33,61,202	193386714
3B	Cost of construction incurred (As Certified by Project Engineer)	33,33,61,202	192090503.35
3C	Total Construction Cost (Lower of 3A and 3B.)	33,33,61,202	192090503.35
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)		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	33,33,61,202	192090503.35
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	371894581	230623882.35
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	60%	
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)%	62.01%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	31,96,23,687/-	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	22,37,36,580/-	
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)	23,06,11,830/-	



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)	319562923
11	Balance available in Designated A/c.	60763.62
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0

This certificate is being issued on specific request of M/s Awadh Buidcon prop. Shushil Kumar Rai 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.

Hrishikesh Mishra & Associates
Chartered Accountant



Hrishikesh
M. No. 400268
FRN: 010441C