



Garg Gul & Co.

Chartered Accountants

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Form - 5

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

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

Certification work Assigned vide letter No. 1

Dated :- 09.10.2025

CHINMAY DEVELOPERS

Subject: Certificate of amount incurred on **URBANAC SKY MANSION** for Construction of 2 Block situated on Khasra No. 477,478, 479KA,611 and 612 Village Mastemau Pargana Tahseel Mohanlal Ganj Lucknow demarcated by its boundaries (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village Mastemau, Tehsil Mohanlal Ganj Lucknow Competent Authority/Development Authority, District LUCKNOW, PIN 226002, admeasuring 9287.00 sq. meter area, being developed by Chinmay Developers [Promoter] Address- 705 & 706, 7th Floor Urbanac Business Park A1 Vibhuti Khand Lucknow **having RERA Registration No. UPRERAPRJ286983/02/2024** Bank Name **UNION BANK OF INDIA**, Address Gomti Nagar Lucknow.-226010 A/c No. :52130101003680 .
Dt. 30.09.2025

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		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.	490.49 580	490.49 573.07
	SUB TOTAL LAND COST (in Rs.)	1070.49	1063.56

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) (Structure Testing Fees)	3.00 100.00	1.52 90.40
	SUB TOTAL FEES PAID (in Rs.)	103.00	91.92
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);	462.00 100.00 6,650.00 1,644.00	36.25 38.78 1,674.86 481.74
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8,856.00	2,231.63



3B	Cost of construction incurred (As Certified by Project Engineer)	7,500.00	2,195.31
3C	Total Construction Cost (Lower of 3A and 3B.)	7,500.00	2,195.31
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)	2000.00	558.73
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	9,500.00	2,754.04
3		12,029.49	3,945.84
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)	29%	
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)%	33%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		1191.42
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		833.99
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project) (Total Project)		3945.84
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)		1513.4
11	Balance available in Designated A/c.		25.62
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		2432.40

This certificate is being issued on specific request of M/s Chinmay DEVELOPERS (Name of the Promoter) 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.

Date : 11/10/2025
Place : Agra



For Garg Gul & Co.
(Chartered Accountant)

(PREM GUL)
M. No. 401105
UDIN : 25401105BMIGVD6462