

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)(FOR THE PURPOSE OF WITHDRAWAL OF MONEY
FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on: ...30/11/2023...

Certification work Assigned vide letter No. 01

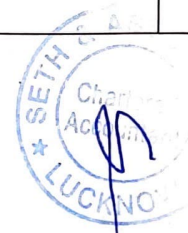
Dated:- 30/11/2023

Subject: Certificate of amount incurred on **Nottingham Homz** for Construction of Tower / Block / Building (s) _____ situated on Khasra no. / Plot No.83, 84, 88 and 90, demarcated by its boundaries _____ (latitude and longitude of the end-points) **26.8057, 81.0671** to the North, to the South, to the East to the West of Village **MALOOKPUR** Tehsil **Mohanlalganj, Lucknow** Competent Authority **Lucknow Development Authority**, District Lucknow, PIN 226501, admeasuring **8648.09** sq.meters area, being developed by **DRAGON AGE REALTORS PVT LTD. having RERA Registration No.** applied for, Designated A/CNo.555001010050810 Bank Name Union Bank of India

Sl. 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;	505.07 Lacs	505.07 Lacs
(b)	(a) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority if any;	N.A.	N.A.
(c)	Acquisition cost of TDR (Transfer of Development Rights), if any;	N.A.	N.A.
(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);	N.A.	N.A.
(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.	N.A.	N.A.
	SUB TOTAL LAND COST (in Rs.)	505.07 Lacs	505.07 Lacs



Sl. No.	Particulars		Rs. in Lacs	Rs. in Lacs
			Total Cost Estimated	Amount incurred (actual out flow) till now.
1	2		3	4
2	Project Clearance Fees			
	(a)	Fees paid to RERA	0.00	0.00
	(b)	Fees paid to Local Authority	383.27 Lacs	383.27 Lacs
	(c)	Consultant/Architect Fees (directly attributable to project)	25.00 Lacs	0.00
	(d)	Any other(specify) Labour Cess	60.00 Lacs	8.93 Lacs
	SUB TOTAL FEES PAID (in Rs.)		468.27 Lacs	392.20 Lacs
3A	Cost of Development And construction			
	(a)	Cost of services (water, electricity to construction site), Site Overheads;	20.00 Lacs	0.00
	(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);	5.00 Lacs	0.00
	(c)	Cost of material actually purchased;	4000.00 Lacs	0.00
	(d)	Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	200.00 Lacs	24.00 Lacs
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		4225.00 Lacs	24.00 Lacs
3B	Cost of construction incurred (As Certified by Project Engineer)		5500.00 Lacs	300.00 Lacs
3C	Total Construction Cost (Lower of 3A and 3B.)		4225.00 Lacs	24.00 Lacs
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)		N.A.	N.A.
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)		4225.00 Lacs	24.00 Lacs
4	TOTAL COST OF PROJECT (Row 1+Row 2+Row 3)		5198.34 Lacs	921.27 Lacs
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.00	0.00
6	Percent age 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)%		0.00	0.00
7	Total amount received from allottees till date since Inception of the Project(in Rs.)		0.00	0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00	0.00
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)		0.00	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	0.00
11	Balance available in Designated A/c.	0.00	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0.00	0.00
	This certificate is being issued on specific request of M/s Dragon Age Realtors Pvt. Ltd. (Name of the Promoter) for UPRER Accompliance. 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.		
	Signature of Chartered Accountant with seal  (Name of the Chartered Accountant) Asim Kumar Srivastava 77840 (Membership Number) UDIN No: 23077840BGSKJF3986 		