



CHARTERED ACCOUNTANT'S CERTIFICATE

Information as on 09TH JUNE 2025

Certification work Assigned vide letter No. - 2025-26/rera-1

Dated :- 09TH JUNE 2025

Subject: Certificate of amount estimated cost to be incurred for Construction of Project named "THE VILLAS" situated on Khasra no./Plot No. K NO. 186(M)JUDAIPUR KHAS, ANDAR CHUNGI, PER.TEH., DIST.- BAREILLY, demarcated by its boundaries (latitude and longitude of the end-points), (28.3848216, 79.4186150) to the North, to the South, to the East to the West of Village K NO. 186(M)JUDAIPUR KHAS, ANDAR CHUNGI, PER.TEH., DIST.- BAREILLY Competent Authority/Development Authority, BAREILLY DEVELOPMENT AUTHORITY, PIN 243001, BAREILLY DEVELOPMENT AUTHORITY PERMIT NO.-PLOTTED RESI DEVELOPMENT/PLOTTED HOUSING/00539/BDA/LD/21-22/10082021 admeasuring sq. meter area 8850 in favour of Ms. Sangeeta Sharma having RERA Registration No. (applying), Designated A/C No. 5188102100001030 Bank Name PUNJAB NATIONAL BANK

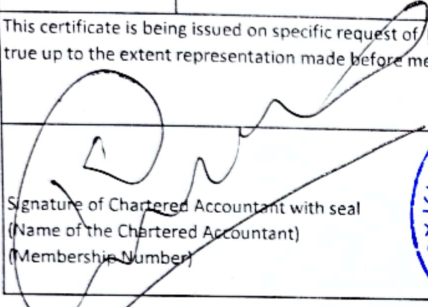

S.No.	Particulars	Total Cost Estimated	Amount incurred
1	2	3	4
1	<p>Land Cost</p> <p>(a) Acquisition cost of land -Land is contributed to the project by Ms. Sangeeta sharma admeasuring 8850 sq mtr. Mrs. Sangeeta Sharma has produced three title deeds as-(1)vaseeyatnama dated 05 July 2016 of 2950 Sq mtr from Mr. Subhash Kumar Sharma(2)Gift Deed dated 08 April 2015 of 2950 Sq mtr from Ms. Meena Sharma(3)Gift deed dated 01 Feb 2014 from Mr. Shailendra Sharma of 2950 Sq mtr. The Circle rate of the projet land was 33000 rs. per square mtr(based on the architect certificate produced before us, in earlier certificate it was 24000 rs per sq mtr). So here the land cost to the project through MS. Sangeeta Sharma comes to 8850 sq mtr @ rs. 24000= 21,24,00,000</p> <p>(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;</p> <p>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;</p> <p>(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);</p> <p>(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.</p>	21,24,00,000	As full land of 8850sq mtr has been made the part of the approved MAP from BDA so amount incurred is being considered as to the circle value of land being transferred to the project i.e. 21,24,00,000
	SUB TOTAL LAND COST (in Rs.)		21,24,00,000



[Handwritten signature]

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees payable to RERA- estimated-49,500 (b) Fees paid to Local Authority- as per documents provided- 14836509.50, also party is claiming 6,00,000 paid in cash to the Bareilly Development Authority but no evidence is provided to us. (c) Consultant/Architect Fees (directly attributable to project) estimated-20,00,000 (d) Any other (specify)	17,486,009.10	1,54,36,509.10
	SUB TOTAL FEES PAID (in Rs.)	17,486,009.10	1,54,36,509.10
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; and 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); and Cost of material actually purchased (as per architect certificate provided)-2,78,71,250 (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project); estimated-10,00,000	2,88,71,250	0
	Sub Total of Construction Cost (in Rs.)	2,88,71,250	0
3B	Cost of construction incurred (As Certified by Project Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B.)	2,88,71,250	0
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)	0	0
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2,88,71,250	0
3	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	25,87,57,259	227,836,509.10
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	
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)%	88%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
9	Cumulative 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)		227836509.1



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
11	Balance available in Designated A/c.	0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	227836509.1
This certificate is being issued on specific request of Ms. sangeeta Sharma for UP RERA compliance. The certification is based on the information and records produced before me and is true up to the extent representation made before me.		
<p>Signature of Chartered Accountant with seal (Name of the Chartered Accountant) (Membership Number)</p>  		

UDIN - 25414030B MKS9J2965
Date - 20/6/2025