

SETH & ASSOCIATES

CHARTERED ACCOUNTANTS

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FORM-REG-3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF PROJECT COMPLETION)			
Information as on 24.05.2024			
Certification work Assigned vide letter No.		Dated:- 24.05.2024	
Subject: Certificate of amount incurred on THE CITADEL for Construction of Tower/Block/Building(s)_____situated on Khasra no./Plot No./Gata No. 35 and 38 demarcated by its boundaries) 26°52'12.84" N, 81°02'59.23" E (latitude and longitude of the end-points) Village Sarai sheikh, Tehsil Lucknow, Competent Authority Lucknow Development Authority, District Lucknow, PIN 226028, admeasuring 8172 sq. meters area, being developed by Dragon Age Realtors Pvt. Ltd. having RERA Registration No. UPRERAPRJ9671, Designated A/C No. 32298287155 Bank Name State Bank of India			
		Rs. In Lacs	Rs. In Lacs
Sr.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	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;	101.60	101.6
	(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.		
	SUB TOTAL LAND COST (in Rs.)	101.60	101.6

Sr.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3.00	4.00
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.72	0.72
	(b) Fees paid to Local Authority	83.00	83.00
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	SUB TOTAL FEES PAID (in Rs.)	83.72	83.72
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);	2,130.00	2,130.00
	(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);		
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2,130.00	2,130.00
3B	Cost of construction incurred (As Certified by Project Engineer)	2,130.00	2,130.00
3C	Total Construction Cost (Lower of 3A and 3B.)	2,130.00	2,130.00
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)		



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3rd Floor, B-1/3,
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Lucknow
90, Pirpur Square
Narahi -226001
☎ 0522-2288287

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GF, AI Apartments,
Prag Narain Road-226001
☎ 0522-4002161

3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C+3D)	2,130.00	2,130.00
4	TOTAL COST OF PROJECT (Row 1+Row 2+Row 3)	2,315.00	2,315.00
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		1.00
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) %		1.00
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)		-
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)		-
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realized till date but not deposited in the designated Account)		-
11	Balance available in Designated A/c.		-
12	Amount that can be drawn from the designated Bank A/ C under this certificate (Row 9 - Row 10)		-

This certificate is being issued on specific request of Dragon Age Realtors Pvt. Ltd. (Name of the Promoter) for UPRERA 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.

Signature of Chartered Accountant with seal

(Name of the Chartered Accountant)

CA Ashim Kumar Srivastava

(Membership Number)

77840

UDIN Number: 24077840BKBLKX8926

