

Annexure A to Form – S

This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 & the Uttar Pradesh Real Estate (Regulation & Development) Rules, 2016

The amount mentioned in the column Amount incurred (actual out-flow) of Form-S are till 31.05.2024 & has been taken on actual payment basis

The Estimated & Incurred Amount mentioned in the Sr. No. 3A of Form – S includes direct, indirect and all other charges/cost in relation to the project. Estimated and incurred interest cost has not been bifurcated between land & construction.

Management Responsibility:

The Collection of information and working of estimated cost incurred for the project is the responsibility of the management of **M/s. IP HOUSING PROJECTS PVT. LTD.** Being the promoter of the project "**IP MOHANSION**" having its registered Head Office at **76, Lajpat Nagar, Maldahaiya, Varanasi** including preparation and maintenance of all accounting and other relevant supporting records documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the statement & applying an appropriate basis of preparation & making estimates that are reasonable in the circumstances.

The management is also responsible for ensuring that promoters complies with the requirement of the Act.

Practitioner's Responsibility:

Pursuant to the requirement of the Act, it is our responsibility to certify the actual outflow for the cost incurred for the project, amount received from the allottees, amount withdrawn since inception of the project and amount that can be withdraw from the designated bank account.

We conduct our examination of the statement in accordance with the Guidance Note on Reports or Certificates for special Purposes issued by The Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by The Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1- Quality Control of Firm that perform Audits & reviews of Historical Financial Information and Other Assurance and related service engagement.

Conclusion:

Based on our examination of the form – S along with the information and explanation given to us and with other records produced before us for review and verification, we certify that Form -S is complete with respect to all the information required for registration of project with up-rera.

Further this being the certificate for the purposes of registration, amount already withdrawn and net amount that can be withdrawn in clause 12 of the Form-S.

Restriction on Use

The certificate is addressed to and provided to **M/s. IP HOUSING PROJECTS PVT. LTD.**, solely for the purposes to enable compliance with the requirement of the RERA Act and Rules in context to the registration of on-going project with UP- RERA and should not be used by any other person on for any other purpose. Accordingly, we do not accept of assume any liability or duty of care for any other purposes or to any other person to whom this certificate is shown or into whose hand it may come without our prior consent.

For **A R K Gupta & Co.**
Chartered Accountants
Firm Regn No. 0022889C



Date:13.8.2024

Place: Varanasi

UDIN:24435463BKBKML5445

Abhishek Gupta
Partner
MRN:435463

Abhishek Gupta

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31.05.2024

Subject: Certificate of amount incurred on Project IP Mohansion for construction for ONE block Situated on khasra no 515/1, 517/2, 521/2, 521/1 -2 516 demarcated by its boundaries (latitude and longitude of the end -points) 26.28 to the North, 25 17 to the South, Lat 82.97 to the East LAT 82.58 to the West of village Kakarmatta Ward Nagwa pargana Dehat Amanat Tasil Varanasi, Competent/Development Authority Varanasi Development Authority District Varanasi PIN 221005 admeasuring 3525 sq meter area being developed by Promoter M/S IP HOUSING PROJECTS PRIVETE LIMITED having RERA Registration No. UPRERAPRM18813 designated A/C NO. 200003994843 Bank Name INDUSING BANK Sagra Varanasi.

S.No.	Particulars	Rs. In Lacs Total Cost Estimated	Rs. In Lacs Amount incurred (actual out-flow) till 31.05.2024
1	2	3	4
1.	Land Cost (a) Acquisition cost of land (purchase of 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 state government or any Statutory Authority if any: (c) Acquisition cost of TDR (transfer to development rights), if any: (d) Amounts payable to state government to 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 if Scheduled Banks, NBFC and Unsecured Loan State Bank of India – Marginal cost of Fund based lending rate (SBI- MCLR) "on money borrowed of purchase of land and also to competent authority.		23.10 18.62
	SUB TOTAL LAND & COST (IN RS.)		41.72
2.	Project Clearance fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/ Architect Fess (directly attributable to project) (d) Any other (specify)		1.44 247.99 6.60 -
	SUB TOTAL FEES PAID (IN RS.)		256.03
3	Cost of Development & Construction (a) Cost of service (Water, electricity to construction site), Site Overheads, (b) Depreciation cost of machinery & equipment purchased, or hired & maintenance cost. Consumables etc, (so long as these costs are directly in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of salary & wages (excluding cost of salaries of employees of the company not directly attached to project).	2150.00	142.12 - 1197.19 276.91
	Sub Total of Construction Cost (In. Rs.) (sum of (a) to (d) of Row 3A)	2150.00	1616.22



S No.	Particular	Total Estimated Cost	Amount incurred (actual out-flow) till 31.05.2024
1	2	3	4
3B	Cost of construction enquired (As Certificate by project Engineer)	2150.00	2174.00
3C	Total Construction Cost (Lower of 3A & 3B)	2150.00	1616.22
3D	Interest (Other than Penel Interest & Penalties etc.) paid to financial institutions, schedule banks, NBFC & Unsecured loan at "SBI-MCLR" on money borrowed for construction)		259.82
3	Total Development & Construction (ROW 3C+3D)	2150.00	1876.04
4	Total Cost of Project (Row1 + Row2 + Row 3)	2150.00	2173.79
5	Percentage completion of Construction Work Complete (as per project enegineer, Architect's Certificate)	Kindly refer their Certificates in Form - Q & Form - R	100%
6	Percentage completion of total project (Proportionate cost incurred on the project to the total estimate cost) (col 4 of row 4 / Col 3 of row 4) %		100%
7	Total amount received from allottees till date since inception of the project (In. Rs.)		1544.62
8	70% amount to be deposit in Designated account (0.7* Row 7)		1081.23
9	Communicative 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)		2173.79
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amount already realized till date but not deposit in the designated Account)		1075.10
11	Balance available in Designated A/c.		6.13
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 – Row 10)		1098.69

Note: Total Estimated cost of project has been already expended by the Company.

This certificate is being issued on specific request of **M/s IP HOUSING PROJECTS PRIVATE LIMITED** (Name of the Promoter) for UP RERA compliance. The Certification is based on the information and records produced before us and is true to the best of our knowledge and belief subject to our observation in Annexure A attached.

For A R K GUPTA & CO.

Chartered Accountants

Firm, Regn No. 0022889C



ABHISHEK GUPTA

Partner

ICAI Mem No.435463

UDIN: 24435463BKBMML5445

Varanasi – August 13, 2024