



Kansal Hitesh & Co.
(Chartered Accountants)

69-A, West Model Town
Near Mithlesh Nursing Home,
Ghaziabad (U.P.) 201001

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM SEPARATE ACCOUNT OF PROJECT) – PROJECT WISE

Information as on 31/03/2024

Certification work Assigned vide letter No.

Dated :- 24-05-2024

Subject: Certificate of amount incurred on Shagun Mart LLP Commercial Building for Construction of Commercial Building situated on Plot no C - 2, Sector PI-1, Greater Noida, Gautam Buddha Nagar demarcated by its boundaries (latitude 28.46192 and longitude 77.53700) GH. Plot No - 5 to the North East, 60M Wide Road to the South West, 18 M wide Road to the South East and Plot No-C3 to the North West, Competent/Greater Noida Industrial Development Authority, District Gautam Buddha Nagar, PIN 201308, admeasuring 4,374 sq. meter area, being developed by Shagun Mart LLP **having RERA Registration No UPRERAPRJ Nil , Separate A/C No. 4849939552 Bank Name KOTAK MAHINDRA BANK**

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.	3772.65 0 0 396.64 4.70	3772.62 0 0 396.64 4.70
	SUB TOTAL LAND COST (in Rs.)	4173.99	4173.99

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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)	0 45.97 0 0	0 10.00 0 0
	SUB TOTAL FEES PAID (in Rs.)	45.97	10.00
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);	5281.25	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5281.25	0
3B	Cost of construction incurred (As Certified by Project Engineer)	5281.25	0
3C	Total Construction Cost (Lower of 3A and 3B.)	5281.25	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)	5281.25	0
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	9501.21	4183.99
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)%		44%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Separate Account (0.7*Row 7)		0
9	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		0



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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 Separate Account)	0
11	Balance available in Separate A/c.	0
12	Amount that can be withdrawn from the Separate Bank A/C under this certificate (Row 9 – Row 10)	0

This certificate is being issued on specific request of M/s SHAGUN MART LLP (NITIN BANSAL & CHETAN BANSAL) 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.

For Kansal Hitesh & Co.
Chartered Accountants



CA Kapil Gupta
M No – 423545
Udin : - 24423545BKEAOL8247
Date – 24-05-2024
Place- Ghaziabad

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