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REG-3			
CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM SEPARATE ACCOUNT OF PROJECT & PROJECT REGISTRATION)			
Information as on 15/05/2025			
Subject: Certificate of amount incurred on Construction Work of AKASA ELITE, 122 Plots of the 1st Phase of the Project [...] situated on the Khasra No/ Plot no 1026, 1027, 1028, 1029sa, 1031, 1032, 1033, 1035, 1036, 1038, 1046, 1046/1,7 Demarcated by its boundaries (latitude and longitude of the end points) 26.690164 N to the North to the South 80.899817 E to the East to the West of Village- Jaitikhera & Noor Nagar Bhadarsa, Pargana-Bijnaur, Tehsil: Sarojini Nagar, Lucknow. Competent/ Development authority Lucknow Industrial Development Authority (LIDA), District: Lucknow PIN-226002 admeasuring 40850.7739 sq.mts. area being developed by Akasa Earth Developers Private Limited. having RERA Registration Number Applied For, Separate A/c No. _____ in Name of Union Bank of India.			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b> (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.	511.22	511.22
SUB TOTAL LAND COST (in Rs.)		511.22	511.22

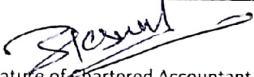
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to UPSIDA (242.59) (c) Consultant/Architect Fees (directly attributable to project) (2.72) (d) Labour Cess (8.43)	253.74	253.74
SUB TOTAL FEES PAID (in Rs.)		253.74	253.74
3A	<b>Cost of Development And construction</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	849.73	6.41
Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)		849.73	6.41
3B	Cost of construction incurred (As Certified by Project Engineer)	-	-
3C	Total Construction Cost (Lower of 3A and 3B.)	849.73	6.41
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	-	-

M/s Anubhav Agrawal & Co  
Chartered Accountants



3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	849.73	6.41
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,614.69	771.37
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0.00%	
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 )%	47.77%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	-	
8	70% Amount to be deposited in SEPARATE Account (0.7*Row 7)	-	
9	Cumulative Amount that can be withdrawn from SEPARATE a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 6 )	771.37	
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 )	-	
11	Balance available in SEPARATE A/c.	-	
12	Amount that can be withdrawn from the SEPARATE Bank A/C under this certificate (Row 9 - Row 10)	-	

This certificate is being issued on specific request of Akasa Earth Developers Private Limited for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our/my knowledge and belief.

  
 Signature of Chartered Accountant with seal  
 CA Abhinav Kumar Singh  
 (M.N.- 550447)  
 UDIN: 25550447BMMJQH6959

