

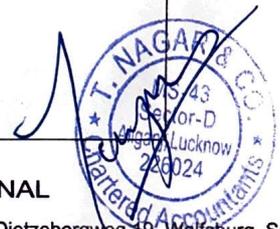


CHARTERED ACCOUNTANT'S CERTIFICATE

Subject: Certificate of amount incurred on "Sparsh Gateway" for Construction of Phase-1 situated at **12-A/CP-8 & CP-9, VRINDAVAN YOJNA NO.-3, Lucknow**, demarcated by its boundaries (latitude and longitude of the end points 26° 51' 0.0000" N 80° 56' 59.9892" E to the North 26° 51' 0.0000" N 80° 56' 59.9892" E, Lucknow, Tehsil Sarojnagar, Competent/Development Authority UP AWAS VIKAS YOJNA, District Lucknow Pin Code: 220729 measuring 1515.65 sq meter area being developed by M/S Symtech Developers having RERA Registration No. UPRERAPRM294236
Separate Account no. 68032241000005 Symtech Developers Separate account for Sparsh Gateway

S No.	Particulars	Rs. In Lacs	
		Total Cost Estimated	Amount incurred (actual outflow) till now
1	2	3	4
1	Land Cost	417	417
	(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.		
	*		
	SUB TOTAL LAND COST (in Rs.)	417	417

S No.	Particulars	Rs. In Lacs	
		Total Cost Estimated	Amount incurred (actual outflow) till now
1	2	3	4
2	Project Clearance Fees		
	(a) Fees paid to RERA	0.55	0.55
	(b) Fees paid to Local Authority	6.50	6.50
	(c) Consultant/Architect Fees (directly attributable to project)	1.50	1.50
	(d) Any other (specify)		
	SUB TOTAL PROJECT CLEARANCE COST (in Rs.)	8.55	8.55
3A	Cost of Development And Construction	800	0
	(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);		



INDIA

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Branch Office : Lucknow, Kanpur, Lakhimpur, Faizabad, Gonda, Ghaziabad, Bareilly (U.P.), Bhopal (M.P.), Gurugram (Haryana), Delhi (Delhi), Bhubaneshwar (Orissa), Kolkata (W.B.), Dehradun (Uttarakhand), Mumbai (Maharashtra), Jaipur (Rajasthan)

INTERNATIONAL

Germany : Dietzebergweg 19, Wolfsburg, Suelfeld, Weingarten, Germany - 88250

Australia : 413/16 Aspinall St, Nundah QLD, Australia 4012, Australian Capital Territory 4012



	(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)	800	0
3B	Cost of construction incurred (As Certified by Project Engineer)	800	0
3C	Total Construction Cost (Lower of 3A and 3B)	800	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)	NA	NA
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	800	0
4	TOTAL COST OF PROJECT (Row 1 + Row 2 + Row 3)	1,225.55	425.55
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)%		0.00%
7	Total amount received from allottees till date since Inception of the project (in Rs.)		0.00%
8	70% Amount to be deposited in Designated Account (0.7* Row 7)		0.00%
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)		0.00%
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)		0.00%
11	Balance available in Designated A/c.		0.00%
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		0.00%
We have compiled the above certificate on the specific request of M/S Symtech Developers for UP RERA compliance and is based on the information and documentation furnished by the client.			

For T. Nagar & Co.
(Chartered Accountants)



Date: 13-11-2024

Place: Lucknow

Udin: 24402931BKATMM7872

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Land Cost

- A. Acquisition of land (1): 12-A/CP-08 & Land (2): 12-A/CP-09 (purchase or through with land owner) and legal cost on Transaction

	<u>Total Estimated</u>	<u>Amount Incurred</u>
Land (1)	1,55,32,485	1,55,32,485
Land (2)	2,32,55,816	2,32,55,816
Total	3,87,88,301	3,87,88,301

- B. Amount Payable to State Government or competent authority or any other authority of statutory authority of state or central government towards stamp duty.

	<u>Total Estimated</u>	<u>Amount Incurred</u>
Land(1)	12,49,800	12,49,800
Land(2)	16,68,660	16,68,660
Total	29,18,460	29,18,460
 GRAND TOTAL	 4,17,06,761	 4,17,06,761

Project Clearance Fees	TOTAL ESTIMATED	AMOUNT INCURRED
(a) Fees paid to RERA	0.55	0.55
(b) Fees paid to Local Authority	6.50	6.50
(c) Consultant/Architect Fees (directly attributable to project)	1.50	1.50
(d) Any other (specify)		
TOTAL	8.55	8.55