

AGARWAL S VISHAL & ASSOCIATES
CHARTERED ACCOUNTANT
 16/a Parvaran ghasmandi Jhansi
 Email:- cavishal_1983@yahoo.co.in, Mob 9450660886

Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

To be submitted at the time of Registration of Project, and Opening of Rera Designated Bank Accounts

No.: 01/2025-26

Date : 28.11.2025

Information as on : 28.11.2025

Subject: Certificate of amount incurred on **NAMO PARADISE** for development of 218 plots and the common civic structure and common area with roads drainage and other external development works of the 1ST Phase of the Project situated on the Khasra No/ Plot no. **ARAZI NO.398,399,400,405(MI),406,408,409,410 MAUZA-BHOJLA & ARAZI NO. 236/1, 237(MI), 238(MI), 239(MI), 240, 256(MI), 257(MI), 257/3, 264 MAUZA SIMARDHA Distt & Tehsil Jhansi (U.P.)** Demarcated by its boundaries (latitude and longitude of the end points) 25.508237,78.561948 to the North, 25.506821,78.561763 to the South, 25.507386,78.564250 to the East, 25.507673,78.559289 to the West of NH-27, Gwalior Kanpur Bypass Road , Near Namo County, Tehsil JHANSI Competent/ Development authority JHANSI DEVELOPMENT AUTHORITY (JDA) District JHANSI PIN 284003 admeasuring 53857.82 sq.mts. area being developed by M/S PITAMBRA HOUSING LLP Separate A/c No. **44588338703 Bank Name State Bank Of India.**

PART A

S.No.	Particulars	Rs. in lacs	Rs. in lacs	Rs. in lacs	Rs. in lacs
		Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:	616.55	616.55	0.00	616.55
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	0.00	0.00	0.00	0.00
	ii- In case of acquisition through joint development agreement with landowner, the consideration as specified in the joint development agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	0.00	0.00	0.00	0.00

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iii- In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	0.00	0.00	0.00	0.00
TOTAL OF LAND COST - For Project Estimation Purpose	616.55	616.55	0.00	616.55
(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
i-In case of acquisition through Purchase, the actual purchase price will be considered.				
ii- In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner				
iii- In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.				
TOTAL OF LAND COST - For % completion and withdrawal purpose	616.55	616.55	0.00	616.55
(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	0.00	0.00	0.00	0.00
(c) 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);	0.00	0.00	0.00	0.00
(d) Interest (Other than Penal Interest and Penalties etc.)	0.00	0.00	0.00	0.00
a) paid to Financial Institution , Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilized for purchase of land	0.00	0.00	0.00	0.00
b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilized for purchase of land	0.00	0.00	0.00	0.00
c) paid to the Competent Authority for acquisition of land	0.00	0.00	0.00	0.00
TOTAL OF LAND COST	616.55	616.55	0.00	616.55
1A - For Project Estimation Purpose i.e. a.1+ b+c+d				
1B - For Withdrawal Purpose i.e. a.2+ b+c+d				

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2	Project Clearance Fees				
	(a) Fees paid to RERA	2.75	2.75	0.00	2.75
	(b) Fees paid to Local Authority	361.29	361.29	0.00	361.29
	(c) Consultant/Architect Fees (directly attributable to project)	23.60	9.44	0.00	9.44
	(d) Any other (specify)	0.00	0.00	0.00	0.00
	TOTAL OF FEES PAID	387.64	373.48	0.00	373.48
3A	Cost of Construction and Development			0.00	
	(a) Cost of services (water, electricity to construction site) , Site Overheads;	259.41	0.00	0.00	0.00
	(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);	231.00	0.00	0.00	0.00
	(c) Cost of materials actually purchased;	100.00	0.00	0.00	0.00
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	32.00	0.00	0.00	0.00
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	622.41	0.00	0.00	0.00
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	0.00			0.00
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	622.41	0.00	0.00	0.00
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilized for construction of this project:	0.00	0.00	0.00	0.00
	a) paid to Financial Institution, Scheduled Banks , NBFC and	0.00	0.00	0.00	0.00
	b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI-MCLR)	0.00	0.00	0.00	0.00
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	622.41	0.00	0.00	0.00
4A	TOTAL COST OF PROJECT - For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	1626.00	990.03	0.00	990.03
4B	-For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)		Agarwal S Vishal & Associates		

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5	Percentage completion of Construction & Development Work completed as per latest REG-2 (ENG CERTIFICATE) i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100	0%
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	61%
7	Total amount received from allottees till ~date since Inception of the Project	0.00
8	70% Amount to be deposited in Separate Account (70%*S No.7)	0.00
9	Loan sanctioned for the project till date (secured and unsecured both)	0.00
10	Loan disbursed for the project till date (secured and unsecured both)	0.00
11	Interest on deposits (flexi facility) ~credited to the Separate account	0
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	0.00
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	0.00
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	0
15	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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	0
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	0.00
17	Actual Balance available in Separate A/c as on date	0.00

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18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	0.00
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))	0.00
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	0.00

This certificate is being issued on specific request of M/s Pitambra Housing LLP 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.

Note: Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

OR

Note: I/We report that the land parcel for this project has been mortgaged in other projects/ for loans/borrowings for other purpose also.

Signature of Chartered Accountant With Seal

CA Vishal Agarwal

M No 410006

Name Of Firm :- AGARWAL S VISHAL & ASSOCIATES

Firm Registration Number (FRN) :- 038091C



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