

TO WHOM SOEVER IT MAY CONCERN

Subject: Certificate of amount incurred on Harsh Villas for Construction of 10 Building(s) situated on Khasra no.73 /Plot No.50-59, Demarcated by its boundaries (latitude and longitude of the end points) 27.448185 E, 77.678516 N to the North 27.447378 E, 77.678205 N to the South 27.448109 E, 77.678671 N to the East 27.447493 E, 77.678062 N to the West of village Nawada Tehsil Sadar, Mathura Competent/ Development authority Mathura Vrindavan Development Authority District Mathura PIN 281001 admeasuring 1272 sq.mts. area being developed by Techman Buildwell Private Limited. having RERA Registration No. Applied For, Designated A/C No.50200058681599 Bank Name HDFC Bank Ltd

S. No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till 31.05.2021
1	2	3	4
1	<p>Land Cost</p> <p>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;</p> <p>(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;</p> <p>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;</p> <p>(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);</p> <p>(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.</p>	878,374.00	878,374.00
	SUB TOTAL LAND COST (in Rs.)	878,374.00	878,374.00



"Aseem Kripa" Plot No. 06, Radhika Vihar Phase-2, Mathura- 281004
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S. No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till 31.05.2021
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)	145,609	130,609
	SUB TOTAL FEES PAID (in Rs.)	145,609	130,609
3 A	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 <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	25,410,186	8,179,494
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	25,410,186	8,179,494
3 B	Cost of construction incurred (As Certified by Project Engineer)	25,400,000	8,385,569
3 C	Total Construction Cost (Lower of 3A and 3B.)	25,400,000	8,179,494
3 D	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)		
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	25,400,000	8,179,494
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	26,434,169	9,188,477
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	32%	
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)%	34.76%	
7	Total amount received from allottees till date since		

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	Inception of the Project (in Rs.)	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	Nil
9	Cummulative 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)	9,188,477
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)	Nil
11	Balance available in Designated A/c.	Nil
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	9,188,477

This certificate is being issued on specific request of M/sTechman Buildwell Private Limited 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 GMCS & Co.

Chartered Accountants

FRN 0141236W



Partner

CA Ashish Kumar Bansal

M.No 406069

UDIN: 21406069AAAAEB8556

Date: 17.06.2021

Place: Mathura

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