

**GMCS & CO.**

Chartered Accountants

"Aseem Kripa" Plot No 6, First Floor

Radhika Vihar-2, Mathura (UP)

Phone: 9871099850

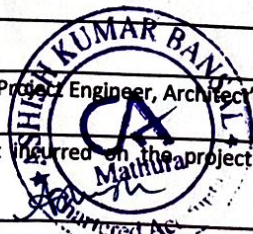
Email: ca.ashishbansal69@gmail.com

TO WHOM SO EVER IT MAY CONCERN

**Subject:** Certificate of amount incurred on Harsh Villas for Construction of 8 buildings of the 2nd Phase of the Project [UPRERA Registration Number applied for] situated on the Khasra No 73/ Plot no 60-67, Techman City 4 Demarcated by its boundaries (latitude and longitude of the end points) 27.448109 E, 77.678671 N to the North 27.447493 E, 77.678062 N to the South 27.448035 E, 77.678769 N to the East 27.447382 E, 77.678174 N to the West of village Nawada Tehsil Sadar, Mathura having RERA Registration No. applied for, Designated A/C No.50200067983412 Bank Name HDFC Bank Ltd

S.No.	Particulars	Total Cost Estimated	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;	702,700	702,700
	(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.		
	<b>SUB TOTAL LAND COST (in Rs.)</b>	<b>702,700</b>	<b>702,700</b>

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	104,487	104,487
	(b) Fees paid to Local Authority		
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>104,487</b>	<b>104,487</b>
3A	<b>Cost of Development And construction</b>		
	(a) Cost of services (water, electricity to construction site), Site Overheads;	22,587,000	11,000,000
	(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);		
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>	<b>22,587,000</b>	<b>11,000,000</b>
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	<b>22,587,000</b>	<b>11,000,000</b>
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>22,587,000</b>	<b>11,000,000</b>
3D	<b>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)</b>		
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	<b>22,587,000</b>	<b>11,000,000</b>
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>23,394,187</b>	<b>11,807,187</b>
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		48.7%
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) %		50.47%



7	Total amount received from allottees till date since inception of the Project (in Rs.)	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. Estimated Cost * Proportionate Cost Incurred on the Project (Total Project) (Column 3 of Row 4 * row 8 )	11,807,187
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 )	
11	Balance available in Designated A/c.	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	11,807,187

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 GMC& Co.  
Chartered Accountants  
FRN 0141236W



Partner  
CA Ashish Kumar Bansal  
M No. 406069  
Date: 10.05.2022  
Place: Mathura  
UDIN: 22406069AISQRY6306

For Techman Buildwell Pvt Ltd

*[Handwritten Signature]*  
Director