

Information as on **March 31, 2019**

Certification work Assigned vide letter No.-----		Dated :- 30.06.2019	
<b>Subject:</b> Certificate of Percentage of Completion of Construction Work of Arsha Sumangalam, 1 No. of Building(s)/2 Block(s) of the Only Phase of the Project [UPRERAPRJ3579] situated on the Plot no. 14/GH-13, Demarcated by its boundaries (latitude and longitude of the end points) LAT.-26°45'16.70"N, Long.-80°58'9.69"E to the North, LAT.-26°45'13.66"N, Long.-80°58'9.90"E to the South, LAT.-26°45'14.88"N, Long.-80°58'11.03"E to the East, LAT.-26°45'14.99"N, Long.-80°58'8.48"E to the West of Sector -14, Vrindavan Yojna -4, Lucknow, Competent/ Development authority- Uttar Pradesh Avam Vikas Parishad, District Lucknow PIN. 226025, measuring 6650.00 Sq. Mt. area being developed by Arsha Infradevelopers Private Limited <b>having RERA Registration No. -UPRERAPRJ3579, Designated A/C No.4711832707 -Bank Name- KOTAK MAHINDRA BANK</b>			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Estimated Cost	Amount incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b>	164,727,125	102,518,000
	(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);	7,914,000	7,914,000
	(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>172,641,125</b>	<b>110,432,000</b>

S.No.	Particulars	Total Estimated Cost	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b>	38,500	38,500
	(a) Fees paid to RERA		
	(b) Fees paid to Local Authority	282,975	282,975
	(c) Consultant/Architect Fees (directly attributable to project)		
	(d) Any other (specify)		
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	<b>321,475</b>	<b>321,475</b>

Branches:  
Sultanpur TF.: 05362 226650  
Sitapur TF.: 09451236271

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;	420,000,000	150,563,641
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);		70,481,041
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	420,000,000	221,044,682
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>		
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	420,000,000	221,044,682
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>	420,000,000	221,044,682
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	592,962,600	331,798,157
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		53.18%
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 )%		55.96%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		194,972,557
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		136,480,790
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 )		331,798,157
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 )		182,862,383
11	Balance available in Designated A/c.		12,110,174
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		148,935,774

This certificate is being issued on specific request of M/s Arsha Infradevelopers 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.

*J. K. Singh*

**J. K. Singh**

(ICAI Mem. No. 029007)

Partner

for and on behalf of

**Ajay Goel & Co.**

**Chartered Accountants**

ICAI FRN: 02107C



Ajay Goel & Co.

Date: 30.06.2019

Annual Report on Statement of Accounts to M/s Arsha Infradevelopers Private Limited, office address 2/169, Vivek Khand, Gomti Nagar, Lucknow- 226010.

**Subject:** Report on Statement of Accounts on project fund utilization and withdrawal by Arsha Infradevelopers Private Limited for the period from 01.04.2018 to 31.03.2019 with respect to Arsha Sumangalam, UPRERA Registration. No **UPRERAPRJ3579**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules).

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

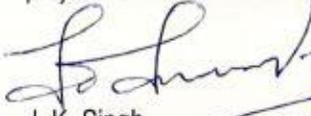
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of Arsha Infradevelopers Private Limited for the period ended 31<sup>st</sup> March, 2019 and hereby certify that:

i. M/s Arsha Infradevelopers Private Limited have completed 55.96% of the project titled **Arsha Sumangalam** UP RERA Registration. No. **UPRERAPRJ3579** located at Sector -14, Vrindavan Yojna -4, Lucknow.

ii. Amount collected during the year for this project is Rs. 6,44,08,124 and amounts collected till date is Rs. 19,49,73,000.

iii. Amount withdrawn during the year for this project is Rs.6,92,70,146 and amount withdrawn till date is Rs.18,28,62,383.

4. We certify that M/s Arsha Infradevelopers Private Limited has utilized the amounts collected for Arsha Sumangalam project only for that project and the withdrawal from the designated separate bank account of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act.



J. K. Singh  
(Membership No: 079007)  
Partner  
For and on behalf of  
Ajay Goel & Co.  
Chartered Accountants  
(FRN: 02107C)

