

REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM SEPARATE ACCOUNT OF PROJECT & PROJECT REGISTRATION)

Information as on 13/12/2024

Subject: Certificate of the amount incurred on Construction Work of **_ SHUBH KAMNA HEIGHT_** No of Building(s)/ **_02_** Block(s) of the **_I** Phase of the Project situated on the Khasra No/ **Plot no 538 MI, 542 MI, 547, 546** Demarcated by its boundaries (latitude-**25.255583** and longitude-**83.132342** of the endpoints) **NALI BADAHU ARAJI NO 569 & 570** to the North **_ Godhana mon Road_** to the South **_Kasturba Gandhi Girls School_** to the East **_ ARAZI NO -MI 542, MALATI DEVI_** to the West of **Mauja-Godhana, Paragna -Dhoos_ Tehsil- P.D.D.U.Nagar(Mughalsarai)** Competent/Development Authority **_ Varanasi Development Authority, District- Chandauli_** PIN-**232101_** admeasuring document area **_ 23981.20 s.q.mts.** area being developed by **SUBH SANKET TRADERS PVT. LTD.** having RERA Registration Number **Applied For, Separate A/c No. 44002990779** in **State Bank of India.**

S.No.	Particulars	Rs.in lacs	Rs. In lacs
		Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (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	934.20	934.20
	SUB TOTAL LAND COST (in Rs.)	934.20	934.20

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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)	328.20	279.26
	SUB TOTAL FEES PAID (in Rs.)	328.20	279.26
3A	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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	8,246.69	375.27
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	8,246.69	375.27
3B	Cost of construction incurred (As Certified by Project Engineer)	8,610.49	300.90
3C	Total Construction Cost (Lower of 3A and 3B.)	8,246.69	300.90
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)	957.12	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	9,203.81	300.90
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	10,466.21	1,514.36
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	3.14%	
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)%	14.47%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	-	
8	70% Amount to be deposited in SEPARATE Account (0.7*Row 7)	-	
9	Cumulative Amount that can be withdrawn from SEPARATE a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	1,514.36	
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 SEPARATE Account)	-	
11	Balance available in SEPARATE A/c.	-	
12	Amount that can be withdrawn from the SEPARATE Bank A/C under this certificate (Row 9 – Row 10)	-	

This certificate is being issued on specific request of M/s Subh Sanket Traders Private Limited for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of our/my knowledge and belief.

For M Shukla & Co.
Chartered Accountants
Firm Reg. No. 034403C



(Mohit Shukla)
Proprietor
M. No. 468552
Date: 26/12/2024
UDIN: 24468552BKCLBQ5807