



From - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)			
Information as on 28.02.2025			
Certification work Assigned vide letter No.- NIL Dated 01.03.2025			
UDIN No. - 25409153BMMHLQ8946			
Subject: Certificate of amount incurred on Shree Sai City Phase-2 Project for Construction of 2 No. Residential Building situated at Khasra No 79,80, Dasepur, Tehsil- Pindra, Varanasi, Uttar Pradesh, Development Authority - Varanasi Development Authority (VDA) District Varanasi, Uttar Pradesh admeasuring 5,490.27 Sq. Mtrs. area, being developed by Shreesaibaba Infra Projects Pvt. Ltd. having RERA Registration No. -Applied, Separate Bank A/c No. 43120126450, Shreesaibaba Infra Projects Pvt.Ltd. Separate Bank Account for Shree Sai City Phase-2, Bank Name- State Bank of India.			
S.No.	Particulars	Rs. in Lakhs Total Cost Estimated	Rs. in Lakhs Amount incurred 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 ,Competent Authority.	175	175
	SUB TOTAL LAND COST (in Rs.)	175	175
S.No.	Particulars	Total Cost Estimated	Amount incurred 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)	334	167
	SUB TOTAL FEES PAID (in Rs.)	334	167
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);	5,841	685
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	5,841	685
3B	Cost of construction incurred (As Certified by Project Engineer)	5,841	670
3C	Total Construction Cost (Lower of 3A and 3B.)	5,841	670
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)	0	0
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	5,841	670
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	6,350	1,012

GAURAV
AGRAWAL

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		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 2 Nos. Residential Buildings)	11%	
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)%	16%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		0
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0
9	Cumulative 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)		1,012
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)		0
11	Balance available in Separate Bank A/c as on 28.02.2025		0
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,012
This certificate is being issued on specific request of Shreesaibaba Infraprojects Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. - Kindly also refer Annexure - 1 for Notes to CA.			
Certificate For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C <div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> GAURAV AGRAWAL </div> <div> Digitally signed by GAURAV AGRAWAL Date: 2025.03.04 15:25:22 +05'30' </div> </div> CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 04.03.2025 Place: Greater Noida			



Notes to CA. Certificate (Shree Sai City Phase-2) Project

Annexure – 1

- (a) The estimated and incurred land cost has been determined based on the registered sale deeds in favor of Shree Saibaba Infraprojects Pvt. Ltd., as recorded in the books of accounts for the project land.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 5,841 Lakhs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of, accrued expenses booked by the Promoter Company in its books of Accounts.
- (d) The data for the period from 01.04.2024 to 28.02.2025 is unaudited further the same is based on as per the books of accounts maintained & produced before me by the Shree Saibaba Infra Projects Pvt. Ltd. - Promoter Company.

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