

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 29.03.2023

Certification work Assigned vide letter No.-----

Dated :- 29th March 2023

**Subject:** Certificate of amount incurred on RAJPURA MART (RAJPURA COMMERCIAL CUM RESIDENTIAL SCHEME) for Construction of 1 No. Building(s)/1st Block/ Tower (s) of 2nd Phase of the Project, situated on the Khasra No/ Plot no. 675, 676, 677, 678, 679, 680, 682, 683, 684, 685, 686, 688, Demarcated by its boundaries (latitude and longitude of the end-points) 25.3809, 82.5683 to the North, 25.3805, 82.5681 to the South, 25.3807, 82.5688 to the East, 25.3807, 82.5678 to the West of village RAJPURA TOWN ANDAR, tehsil - Bhadohi, competent/ development authority - BIDA, District - Bhadohi, PIN - 221401, admeasuring 4827.90 sq.mts. area being developed by BHADOHI INDUSTRIAL DEVELOPMENT AUTHORITY, having RERA Registration No.-UPRERAPRM92708, Designated A/C No.-585502010011128, Bank Name-Union Bank of India, BIDA Bhadohi, IFS Code - UBIN0558559.

| S.No | Particulars   | Rs.                  | Rs.  |
|------|---|----------------------|--|
|      |   | Total Cost Estimated | Amount incurred (actual out-flow) till now |
| 1    | 2   | 3                    | 4  |
| 1    | <b>Land Cost</b><br>(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;<br>(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;<br>(c) Acquisition cost of TDR (Transfer of Development Rights), if any;<br>(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);<br>(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. | 18,37,202.00         | 18,37,202.00                               |
|      | <b>SUB TOTAL LAND COST (in Rs.)</b>   | 18,37,202.00         | 18,37,202.00                               |

| S.No | Particulars  | Total Cost Estimated                   | Amount incurred (actual out-flow) till now |
|------|--|--|--|
| 1    | 2  | 3                                      | 4  |
| 2    | <b>Project Clearance Fees</b><br>(a) Fees paid to RERA<br>(b) Fees paid to Local Authority<br>(c) Consultant/Architect Fees (directly attributable to project)<br>(d) Any other Legal & Professional Charges   | 59,000.00<br>13,99,371.00<br>50,000.00 | 59,000.00<br>-<br>-                        |
|      | <b>SUB TOTAL FEES PAID (in Rs.)</b>  | 15,08,371.00                           | 59,000.00                                  |
| 3A   | <b>Cost of Development And construction</b><br>(a) Cost of services (water, electricity to construction site), Site Overheads;<br>(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);<br>(c) Cost of material actually purchased;<br>(d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project); | 6,33,95,229.00                         | 3,94,64,305.29                             |
|      | <b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>   | 6,33,95,229.00                         | 3,94,64,305.29                             |
| 3B   | <b>Cost of construction incurred (As Certified by Project Engineer)</b>  | 6,33,95,229.00                         | 3,94,64,305.29                             |



**GAKA & ASSOCIATES**  
Chartered Accountants

|    |   |                               |                |
|----|---|-------------------------------|----------------|
| 3C | Total Construction Cost (Lower of 3A and 3B.)   | 6,33,95,229.00                | 3,94,64,305.29 |
| 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) |                               |                |
| 3  | TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)  | 6,33,95,229.00                | 3,94,64,305.29 |
| 4  | TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)   | 6,67,40,802.00                | 4,13,60,507.29 |
| 5  | Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)   | 63.88%                        |                |
| 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 )%                                | 61.97%                        |                |
| 7  | Total amount received from allottees till date since Inception of the Project (in Rs.)  | NOT REQUIRED FOR REGISTRATION |                |
| 8  | 70% Amount to be deposited in Designated Account (0.7*Row 7)  | NOT REQUIRED FOR REGISTRATION |                |
| 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 )                 | NOT REQUIRED FOR REGISTRATION |                |
| 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 ) | NOT REQUIRED FOR REGISTRATION |                |
| 11 | Balance available in Designated A/c.  | NOT REQUIRED FOR REGISTRATION |                |
| 12 | Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)   | NOT REQUIRED FOR REGISTRATION |                |

This certificate is being issued on specific request of M/s BHADOHI INDUSTRIAL DEVELOPMENT AUTHORITY 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 GAKA & ASSOCIATES  
CHARTERED ACCOUNTANTS

(CA. GOPALI UMAR VAISHY)  
Partner

Membership Number : 423634

UDIN : 23423634BQUGTI3877

Place : Bhadohi

Dated : 29th March, 2023

GAKA HOUSE, 151, REWARA PARASPUR, BHADOHI-221401, UTTAR PRADESH

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