



Jai Pradhvani & Co.

(CHARTERED ACCOUNTANTS)

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Form — 5			
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 03.03.2023			
Certification work Assigned vide letter No.-----		Dated :-03.03.2023	
Subject: Certificate of amount incurred on "SJRS INFRACITY" No. of Building(s) THREE Block(s) of the I Phase of the Project situated on the Khasra NO.1565, 1571 Demarcated by its boundaries latitude 25.2639928 and longitude 82.8457105 of village PARGANA KASWAR RAJA Tehsil RAJATALAB Competent / Development authority JILA PANCHAYAT VARANASI District VARANASI PIN 221311 admeasuring 6943.563 sq.mts. area being developed by SJRS INFRACITY PRIVATE LIMITED			
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	600000	600000
	(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.	2584200	2584200
	SUB TOTAL LAND COST (in Rs.)	3184200	3184200

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)	a)163215 b)3232659 c) 6000000	a) 163215 b) 3232659
	SUB TOTAL FEES PAID (in Rs.)	9395874	3395874
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);	628578252	31428912.6
	<i>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</i>	628578252	31428912.6
	<i>Cost of construction incurred (As Certified by Project Engineer)</i>	641370000	
3B	Total Construction Cost (Lower of 3A and 3B.)	628578252	
3C		0.00	
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)		
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	628578252	
3		641158326	38008986.6
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)		
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		6%
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)%		6%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		0.00
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		0.00
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)		0.00
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)		0.00
11	Balance available in Designated A/c.		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)		0.00

This certificate is being issued on specific request of M/s SJRS Infracity Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us and is true to the best of documents provided before us.

For: Jai Pradhawani & Co.
(Chartered Accountants)
CA. Saurabh Kumar Sharma
Place: Varanasi
Date :03/03/2023

Sharma



UDIN: 22432505BGYSJP9820