

VIPIN GUPTA & CO.

CHARTERED ACCOUNTANTS

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To,
UP RERA

Form — 5

CHARTERED ACCOUNTANT'S CERTIFICATE**(FOR THE PURPOSE OF REGISTRATION OF NEW PROJECT)**

Information as on 31st March, 2024

Certification work Assigned vide letter No. NIL Dated :-15.04.2024

Subject: Certificate of amount incurred on **PURVANCHAL ROYAL ATLANTIS, (Phase 1 of the entire MIXED LAND USE DEVELOPMENT)** for construction of **01 Nos. of RESIDENTIAL** block/building of the Residential Project [**UPRERA Registration Number - Applied For**], situated on the Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow, **Tehsil: Mohanlalganj, Pin code: 226002** demarcated by its **boundaries (26 48 16.98N 81 00 55.22E, 26 48 17.09N 81 00 56.22E, 26 48 17.58N 81 00 57.70E, 26 48 17.41N 81 00 57.85E, 26 48 14.30N 81 00 58.74E, 26 48 18.81N 81 00 59.25E, 26 48 17.18N 81 01 01.39E)** to the North, to the south, to the East to the west of Mixed Land Use Plot No. F-7, Chak Gajaria City, Sultanpur Road, Lucknow, Pin code: 226002, admeasuring **approx. 7068.44 sq.mts. (a Proportionate Undivided Land Area Utilized for 84.50 % of the Total FAR Approved by LUCKNOW DEVELOPMENT AUTHORITY for Development & Sale of Residential Apartments in Phase 1)** out of Total Mixed Use Land area of 10,508 sqm (One Undivided Mixed Use Land) being developed by **PURVANCHAL PROJECTS PRIVATE LIMITED in Residential Phase No. 1 known as PURVANCHAL ROYAL ATLANTIS.**

DESIGNATED ACCOUNT NUMBER -50200095225251, NAME OF A/C - PPPL SEPARATE A/C FOR ROYAL ATLANTIS, HDFC BANK

		Rs.in Lakh	Rs. In Lakh
S.No.	Particulars	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 ,Competent Authority.	4,561.42	4,561.42
	SUB TOTAL LAND COST (in Rs.)	4,561.42	4,561.42
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)	202.47	71.78
	SUB TOTAL FEES PAID (in Rs.)	202.47	71.78
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);	18963.88	24.45
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	18963.88	24.45
3B	Cost of construction incurred (As Certified by Project Engineer)		0.00
3C	Total Construction Cost (Lower of 3A and 3B.)	18963.88	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)	0.00	0.00
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	18963.88	0.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	23727.77	4633.20
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		0.00%
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)%		19.53%
7	Total amount received from allottees till date since Inception of the Project		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)		4633.20
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)		4633.20
This certificate is being issued on specific request of M/s Purvanchal Projects 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 our knowledge and belief.			

For, VIPIN GUPTA & CO
(Chartered Accountants)
FRN: 0016917C

Place: Noida
Date:29.04.2024

CA. Lav Kumar Sharma
Partner
M. No. 431142
UDIN: 24431142BKEXBJ7962