



BACHCHANI D & ASSOCIATES

CHARTERED ACCOUNTANT

Flat No. 8, near I.T. Crossing, Sinha Market, Nirala Nagar, Lucknow – 226 020.

Contact: 8726589586, 7985517010

E-mail: dollybachchani@gmail.com

Annexure 3: Chartered Accountant's Certificate (Form-REG-3)- Part A

Form – REG-3					
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)					
(To Be submitted at the time of Registration of Project, Withdrawal of Money form Separate Account and Submission of Quarterly Progress Report)					
No.		Date:-04.01.2025			
Information as on:-					
Subject: Certificate of amount Incurred on [Project Name] for Construction of Residential Plots (86 Plots) in Sector-08, of Awadh Vihar Yojna, Lucknow of the Project [New Registration Number] situated on the Khasra No.-132,133,134,144,145,146,147,149,150,151,152,153 of Village Devamau & Khasra No.-287,288,289,290,320,321,322,323,324,325,326 of the Village Ghuswal kalan Demarcated by its boundaries (latitude and longitude of the end points) 26° 46' 13.5768" N, 80° 59' 19.5108" E to the North 26° 46' 6.0744" N, 80° 59' 26.9808" E to the South 26° 46' 2.5212" N, 80° 59' 22.0128" E to the East 26° 46' 8.7852" N, 80° 59' 11.6016" E to the West of Village Devamau & Ghuswal Kalan, Tehsil Sarojini Nagar, Lucknow Competent/ Development authority UTTAR PRADESH AVAS EVAM VIKAS PARISHAD District-LUCKNOW PIN-226002 admeasuring 50605.47 sq.mts. area being developed by UTTAR PRADESH AVAS EVAM VIKAS PARISHAD CDLKO-09 for new RERA Registration, applied for, Designated Separate A/c No. 924010074531028 Bank Name-Axis Bank, Pragati Kendra, Kapoorthala Bagh, aliganj Lucknow.					
PART-A					
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs.in lacs Amount incurred till last quarter	Rs.in lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2			3	4
1	Land Cost	0.00	0.00	0.00	0.00
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;				
	(a) Acquisition cost of land and legal costs on land transaction:-	0.00	0.00	0.00	0.00
	(a.1) For Project Estimation Purpose	0.00	0.00	0.00	0.00
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, Whichever is higher.	269.64	269.64	0.00	269.64
	ii- In case of acquisition through joint development agreement with landowner, the consideration as specified in the joint development agreement or the DM Circle rate on the date of application of registration in U.P.RERA, Whichever is higher.	0.00	0.00	0.00	0.00
	iii- In case of inherited/gifted/through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	0.00	0.00	0.00	0.00
	TOTAL OF LAND-For Project Estimation Purpose	269.64	269.64	0.00	269.64
	(a.2) For Purpose of % Completion of the project and withdrawal from Separate Account.	0.00	0.00	0.00	0.00
	i- In case of acquisition through Purchase, the actual purchase price will be considered.	0.00	0.00	0.00	0.00
	ii- In case of acquisition through joint development agreement with landowner, the cost of land shall be the actual cost incurred by the landowner.	0.00	0.00	0.00	0.00
	iii- In case of inherited/gifted/through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.	0.00	0.00	0.00	0.00
	TOTAL OF LAND COST-For % completion and withdrawl purpose	0.00	0.00	0.00	0.00
	(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;	0.00	0.00	0.00	0.00
	(c) 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);	0.00	0.00	0.00	0.00
	(d) Interest (Other than Penal Interest , Penalties etc) a) paid to Financial Institution, Scheduled Bank, NBFC on loan/borrowing provided such loan/ borrowing has been utilized for purchase of land b) paid on Unsecured Loan(s)- this Interest amount will be restricted at State Bank of India-Marginal cost of Fund based lending Rate (SBI-MCLR) provided such loan has been utilized for purchase fo land c)paid to the Competent Authority for acquisition of land	0.00	0.00	0.00	0.00
	TOTAL OF LAND COST	269.64	269.64	0.00	269.64
1A	-For Project Estimation Purpose i.e. A1+b+c+d	0.00	0.00	0.00	0.00
1B	-For withdrawal Purpose i.e. A.2+b+c+d				
2	Project Clearance Fees	0.00	0.00	0.00	0.00
	(a) Fees paid to RERA	2.60	0.00	0.00	0.00
	(b) Fees Paid to Local Authority	0.00	0.00	0.00	0.00
	(c) Consultant/Architect Fees (directly Attributable to project)	0.00	0.00	0.00	0.00
	(d) Any Other (specify)	0.00	0.00	0.00	0.00
	TOTAL OF FEES PAID	2.60	0.00	0.00	0.00
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	695.88	0.00	0.00	0.00
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintainace costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project;	0.00	0.00	0.00	0.00

	Cost of materials actually purchased.	0.00	0.00	0.00	0.00
	a) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project;	0.00	0.00	0.00	0.00
	Total of construction and Development Cost (sum of (a) to (d) of 3A)	695.88	0.00	0.00	0.00
3C	Total Construction and Development Cost (Lower of 3A and 3B)	695.88	0.00	0.00	0.00
3D	Interest on loan/borrowing (other than Penal Interest and penalties etc.) provided such loan/borrowing has been utilized for construction of this project: a) paid to Financial Institution, Scheduled Bank, NBFC and b) paid on Unsecured Loan(s)	-	0.00	0.00	0.00
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	695.88	0.00	0.00	0.00
4	TOTAL COST OF PROJECT				
4A	- FOR Project Estimation Purpose (S No. 1A + S No. 2+ S No. 3E)	968.12	269.64	0.00	769.64
4B	- For % Completion of the project and withdrawal pupose (S.No. 1B+S.No.2+S.No.3E)	0%	28%	0%	28%
5	Percentage Completion of Construction & Development Work Completed as per Latest REG-2 i.e. (Amount in Row 4 of REG-2/Amount in Row 3 of REG-2) x100			0.00%	
6	Percentage Completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col 6 of S No 4B/Col 3 of S.No.4B)			0.00%	
7	Total amount received from allottees till date since Inception of the Project.			0.00	
8	70% Amount to be deposited in Separate Account (70% *S No.7)			0.00	
9	Loan sanctioned for the project till date (secured and unsecured both)			0.00	
10	Loan disbursed for the project till date (secured and unsecured both)			0.00	
11	Interest on deposits (flexi facility) credited to the Separate account.			0.00	
12	Total Amont to be credited in the Separate Account till date (S No.8+ S No. 10+ S No. 11)			0.00	
13	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 4B * S No. 6)			0.00	
14	70% of the principal amount refunded on account of cancellation of unit (providd 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure and if the 70% of the principal amount to be refunded, the details shall be given in Part B of the certificate)			0.00	
15	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	
16	Computed Balance in Separate A/c as on date: (S No. 12-S No. 15)			0.00	
17	Actual balance available in Separate A/c as on date			0.00	
18	Difference between the computed balace and actual balance in Separate A/c (S.No. 16- S.No. 17) should be nil			0.00	
19	Eligibility for withdrawal (i.e. The amount that can be withdrawn) from the seprate A/c (Minimum of S. nO. 17 and (S. No. 13+ S No. 14 - S No. 15))			0.00	
20	Amount to be directly paid to the vendors/ billers/contractors/allottees (in case of refund as per S No. 15 above) as per Part B of this certificate.			0.00	
21	Amount that can be finally transferred to the Transaction account (S No. 19- S No. 20)			0.00	

This certificate is being issued on specific request of M/s Uttar Pradesh Awas Evam Vikas Parishad, CD Lko-09 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.

Note:- Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

OR

Note:-I/We report that the land parcel for this project has been mortgaged in other projects/for loans/borrowings for other pupose also.



Signature of Chartered Accountant with seal

(C.A. DOLLY BACHCHANI)

(M.No.-419-603)

BACHCHANI D & ASSOCIATES

FRN No.-031810C

UDIN:-25419603BMJMDZ5370 DT. 04.01.2025

Email:-dollybachchani@gmail.com

Mobile No.-8726589586



BACHCHANI D & ASSOCIATES

CHARTERED ACCOUNTANT

Flat No. 8, near I.T. Crossing, Sinha Market, Nirala Nagar, Lucknow – 226020.

Contact: 8726589586, 7985517010

E-mail: dollybachchani@gmail.com

Annexure 4: Chartered Accountant's Certificate (Form-REG-3): Part B

Form – REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To Be submitted at the time of Registration of Project, Withdrawal of Money form Separate Account and Submission of Quarterly Progress Report)

No.

Date: 04 01 2025

Information as on:-

Subject: Certificate of amount incurred on [Project Name] for Construction of Residential Plots (86 Plots) in Sector-08, of Awadh Vihar Yojna, Lucknow of the Project [New Registration Number] situated on the Khasra No.-132,133,134,144,145,146,147,149,150,151,152,153 of Village Devamau & Khasra No.-287,288,289,290,320,321,322,323,324,325,326 of the Village Ghuswal kalan Demarcated by its boundaries (latitude and longitude of the end points) 26° 46' 13.5768" N, 80° 59' 19.5108" E to the North 26° 46' 6.0744" N, 80° 59' 26.9808" E to the South 26° 46' 2.5212" N, 80° 59' 22.0128" E to the East 26° 46' 8.7852" N, 80° 59' 11.6016" E to the West of Village Devamau & Ghuswal Kalan, Tehsil Sarojini Nagar, Lucknow Competent/ Development authority UTTAR PRADESH AVAS EVAM VIKAS PARISHAD District-LUCKNOW PIN-226002 admeasuring 50605.47 sq.mts. area being developed by UTTAR PRADESH AVAS EVAM VIKAS PARISHAD CDLKO 09 for new RERA Registration, applied for, Designated Seperate A/c No. 924010074531028 Bank Name Axis Bank, Pragati Kendra, Kapoorthala Bagh, aliganj Lucknow.

PART-B

I/We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- (a) Rs. 0.00 Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(l)(d) and is, therefore, admissible for withdrawal form the Separate Account.
- (b) Rs. 0.00 Lacs is the amount for which bills/invoices form the biller/vendor contractor have been received for the work already rendered by them for the land, construction and development work of this project and being due for payment are, therefor, admissible for payment for the Separate Account directly to the biller/vendor/contractor in their bank account as per the list given below.
- (c) Rs. 0.00 Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement for Sale entered into with that allottee.

In Rs.

S.No.	Name of the Vendor/contractor/Allottee	Amount Due	Amount Due towards	Bank Name	IFSC	Bank Account No.
1						
2						
3						
4						
5						
6						
7						
TOTAL=						

This certificate is being issued on specific request of M/s Uttar Pradesh Awas Evam Vikas Parishad, CD Lko 09 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.

Signature of Chartered Accountant with seal

(C.A. DOLLY BACHCHANI)

(M.No.-419-603)

BACHCHANI D & ASSOCIATES

FRN No -031810C

UDIN - 25419603BMJMDZ5370 DT. 04 01 2025

Email -dollybachchani@gmail.com

Mobile No.-8726589586