

**BRIJESH SINGH & ASSOCIATES****(Chartered Accountants)****E-1003, BETWA APARTMENT, SECTOR 4, GOMTI NAGAR EXTENSION, LUCKNOW-226010****Mob: 8400775597/ 8299484855 Email ID: bsna019@gmail.com**

Form-REG-3					
CHARTERED ACCOUNTANT'S CERTIFICATE					
(To be submitted at the time of Registration of Protect, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)					
No.		Date:-03.10.2025			
Information as on					
Subject: Certificate of amount incurred on Atal Puram Phasee 2 for Development work of 553 plots and other amenities situated on khasra no. 11, 16 to 22, 24 to 34, 409 to 453, 455 to 466, 468, 469, 471 to 473, 475, 476, 478, 480, 481, 508 to 513, 524 to 530, 533, 534, 596, 600 to 614, 633, 635, 639, 698 to 704, 506, 507, 531, 532, demarcated by its boundaries (latitude and longitude of the end-points) 27.080452, 77.979310, to the North 27.073715, 77.977853 to the South 27.077485, 77.986953 to the East 27.076612, 77.973323 to the West of village Kakua Tehsil-Agra Competent/ Development authority(Agra Development Authority) District Agra, PIN -282002 admeasuring 45.2150 Ha. area being developed by Agra Development Authority having RERA Application ID.(ID7185) , Designated A/C No._60537608466, Bank of Marashtra, M. G. Marg Road Branch.					
PART -A					
S.No.	Particulars	Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
		Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	Land Cost	15202.77	0	0	15202.77
	(a) Acquisition cost of land and legal costs on land transaction:	28148.20	0	0	28148.20
	(a.1)For Project Estimation Purpose	14076.64	0	0	14076.64
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date application of registration in UPRER, whichever is higher	0	0	0	0
	ii- In case of acquisition through Joint Development Agreement with land owner, 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	0	0	0
	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 protect in U.P. RERA	0	0	0	0
	TOTAL OF LAND COST - For Project Estimation Purpose	14076.64	0	0	14076.64
	(a.2)For Purpose of % Completion of the project and Withdrawal from Separate Account	0	0	0	0
	i - In case acquisition through Purchase, the actual purchase price will be considered.	14076.64	0	0	14076.64
	ii-In case of acquisition through loan Development Agreement with land owner, the cost of land shall be the actual cost incurred by the land owner.	0	0	0	0
	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 promote;	0	0	0	0
	TOTAL OF LAND COST - For % completion and withdrawal purpose	14076.64	0	0	14076.64
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local, Authority or State Government or Statutory Authority, if any.	0	0	0	0
	(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).	1126.13	0	0	1126.13
	(d) Interest (Other than Penal Interest and Penalties etc)	0	0	0	0
	a) paid to Financial Institution . Scheduled Banks , NBFC on loan/ borrowing provided such loan/ borrowing has been utilised 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 utilised for purchase of land.				
	c) paid to the Competent Authority for acquisition of land				
	TOTAL OF LAND COST				
1A	-For Project Estimation Purpose i.e. a. 1+ b+c+d	15202.77	0.00	0.00	15202.77
1B	-For Withdrawal Purpose i.e. a.2+b+c+d	15202.77	0	0	15202.77
2	Project Clearance Fees				
	(a) Fees paid to RERA	22.66	0	0	22.66
	(b) Fees paid to Local Authority	0	0	0	0
	(c) Consultant/Architect Fees (direeth attributable to protect)		0	0	
	(d) Any other(Fee paid to the Firm hired for Acquisition)	4.48	0	0	4.48
	(e) Fee paid to the advocate for leagle and professional services	23.09	0	0	23.09
	TOTAL OF FEES PAID	50.23	0	0	50.23



3A	Cost of construction and development	21273			0
	(a) Cost of services (water, electrical to construction site) . Site Overheads,	-	-	-	-
	(b) Depreciation cost of machinery and equipment purchased. Or hired and maintenance costs, (so long as these costs are directly incurred in the construction of 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):	-	-	-	-
	Total of construction and development cost (sum of (a) to (d) of 3A)	21273	-	-	0
3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	0	-	-	-
3C	Total construction and development cost (Lower of 3A and 3B.)	21273	-	-	0
3D	Interest on loan/ borrowing (Other than penal interest and penalties etc.) Provided such loan/ borrowing has been utilised for the construction of this project:	0	-	-	0
	a) Paid to financial institution. Scheduled Banks. NBFC and	0	-	-	0
	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)	0	-	-	0
3E	Total construction and development cost (S.No. 3C+ S. No. 3D)	21273			0
4	TOTAL COST OF PROJECT				
4A	For Project Estimation Purpose (S.No. 1A+S.No.2 +S.No. 3E)	36526.00	0.00	0.00	15253.00
4B	- For % completion of the project and withdrawal purpose (S No. 1B+S No. 2 +S.No. 3E)	36526.00	0	0	15253
5	Percentage completion of Construction and 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		
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)		41.76%		
7	Total amount received from the allottees till date since Inception of the Project		0		
8	70% Amount to be deposited in Separate Account (70% S.No.7)		0		
9	Loan sanctioned for the project till date (secured and unsecured both)		0		
10	Loan disbursed for the project till date (secured and unsecured Both)		0		
11	Interest on deposits (Flexi facility) credited to the Separate account		0		
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No.10 + S. No. 11)		0		
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)		15253		
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B Of this Certificate)		0		
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 Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))		0		
16	Computed Balance in Separate A/c as on date (S. No. 12 - S No. 15)		0		
17	Actual Balance available in Separate A/c as on date		0		
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil		0		
19	Eligibility for withdrawal (i.e the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))		15253		
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		
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S.No. 20)		15253		

This certificate is being issued on specific request of Aagra 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.

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

For Brijesh Singh & Associates

Chartered Accountants

FRN: 027263C

CA Brijesh Singh

Partner

Memb. No: 443004

UDIN: 25443004BMGYBX7763

Date: 03.10.2025

