

LATH & ASSOCIATES
CHARTERED ACCOUNTANTS
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Information as on 03.09.2024			
Certification work Assigned vide letter No. TS/24-25/02 Dated :- 02.09.2024			
Subject: Certificate of amount incurred on PS APARTMENT for Construction of Tower/Block/Building(s) situated on Khasra no./Plot No. GH 14/05, Sector 14, Vrindavan Yojana , Lucknow , demarcated by its boundaries (latitude 26.75275 and longitude- 80.97191 of the end-points) to the North Park/pond, to the South 18 M Road, to the East GH-4 to the West 12M Road of Village Vrindavan Yojana, Tehsil- Sarojini nagar, Competent Authority/Development Authority, District- Lucknow , PIN- 226029, admeasuring 5300 sq. meter area, being developed by TEAM SHAURYA INFRAZONE PRIVATE LIMITED [Promoter] having RERA Registration No .- Applied for new Registration , Designated Separate A/C No.- 9260002100001386 IFSC- PUNB0926000 Bank Name- Punjab National Bank, Branch- Vrindavan Yojana, Lucknow-226029.			
		Amount in Rs.	Amount in Rs.
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.	120,300,000	0
	SUB TOTAL LAND COST (in Rs.)	120,300,000	0
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)	30,000,000	13,500,000
	SUB TOTAL FEES PAID (in Rs.)	30,000,000	13,500,000
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);	510,000,000	0
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	510,000,000	0
3B	Cost of construction incurred (As Certified by Project Engineer)	0	0
3C	Total Construction Cost (Lower of 3A and 3B.)	510,000,000	0
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	0
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	510,000,000	0
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	660,300,000	13,500,000

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	0	
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)%	2.04%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	0	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	0	
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	
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	
11	Balance available in Designated A/c.	0	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	0	
This certificate is being issued on specific request of M/s TEAM SHAURYA INFRAZONE PRIVATE LIMITED 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 Lath & Associates
Chartered Accountants



Vivek Kumar Mishra
Partner
M.No. 421934
Date: 03.09.2024
Place: Lucknow
UDIN-24421934BKESLV4773