

# RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

U-DIN : 22432257ADUWS7310		Form-REG-3	
<b>CHARTERED ACCOUNTANT'S CERTIFICATE</b>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on : 31.01.2022			
Certificate No. RNGC/RERA/UP/VR/574		Date :- 20.02.2022	
<p>Subject: Certificate of amount incurred on project : Excella Kutumb Phase II for Construction of 1 (One) Tower situated on Khasra no. 2677, 2833/2, 2837 SA, 2834, 2675 SA demarcated by its boundaries : 26°46'53.20"N, : 81°03'26.91"E, : 26°47'02.47"N, : 81°03'25.06"E (latitude and longitude of the end-points) to the North, to the South, to the East to the West of Village- Lakshmanpur Bakkas, Tehsil- Mohanlalganj, Lucknow Development Authority, District Lucknow, admeasuring 3070 sq. meter, being developed by M/s Excella Infrazone LLP having RERA Registration No. UPRERAPRJ17445, Designated A/C No. - 251000621788, Bank Name:- IndusInd Bank, Gomti Nagar, Lucknow.</p>			
		<b>Rs. (In Lakhs)</b>	
<b>S.No.</b>	<b>Particulars</b>	<b>Total Cost Estimated</b>	<b>Amount incurred</b>
1	2	3	4
1	<b>Land Cost</b> (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.	1000.00	37.11
<b>SUB TOTAL LAND COST (in Rs.)</b>		<b>1000.00</b>	<b>37.11</b>
<b>S.No.</b>	<b>Particulars</b>	<b>Total Cost Estimated</b>	<b>Amount incurred</b>
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	100.00	0.21
<b>SUB TOTAL FEES PAID (in Rs.)</b>		<b>100.00</b>	<b>0.21</b>
3A	<b>Cost of Development And construction</b> (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 <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	1400.00	106.58
<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)</b>		1400.00	106.58
3B	Cost of construction incurred (As Certified by Project Engineer)	1400.00	108.00
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	<b>1400.00</b>	<b>106.58</b>
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	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	1400.00	106.58
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	<b>2500.00</b>	<b>143.89</b>

C-94, LALKOTHI, SCHEME  
JAIPUR-15, RAJASTHAN  
MOBILE: +919829555874

31-32, FIRST FLOOR, C.S.C. RAJDHANI  
ENCLAVE, PITAMPURA, NEW DELHI-34  
MOBILE: +91 9811547277

E-MAIL: MAIL@RNGCA.COM  
WEB: WWW.RNGCA.COM  
TELEFAX +91 1412742995

## RAMANAND GOYAL & COMPANY

CHARTERED ACCOUNTANTS

5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	7.71%
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)%	5.76%
7	Total amount received from allottees till date since Inception of the Project	<b>367.50</b>
8	70% Amount to be deposited in Designated Account <b>(0.7*Row 7)</b>	257.25
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. <b>(Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)</b>	143.89
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)	257.25
11	Balance available in Designated A/c. for the project as at 31.01.2022	0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate <b>(Row 9 – Row 10)</b>	<b>-113.36</b>

This certificate is being issued on specific request of M/s Excella Infrazone LLP 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 - Amount received from customers as shown above in Point 7 is exclusive of GST and Interest amount. Amount collected net of cancellation has been considered for the purpose of this certificate.

Note - The Bank Balance considered in Point 11 above is of the Separate RERA account (A/c no. 251000621788-IndusInd Bank) which the promoter is maintaining as per Sec.4(2)(l)(d) of the RERA, 2016. The account mentioned on the RERA portal doesn't belong to the project and the promoter has already submitted an application for change in Bank account before Authority on 06.12.2021, which is under process. For the purpose of this certificate, the Separate RERA account (A/c no. 251000621788-IndusInd Bank) has been considered for calculating the eligibility as per RERA regulations. Promoter undertakes full responsibility in this regard.

Note: As stated by the promoter due to an inadvertent mistake estimated cost of the project has been taken 25 Cr instead of 9.50 Cr at the time of registration. The promoter is in process to submit an application to rectify the estimated cost. For the purpose of calculating the withdrawal limit, correct estimated cost of the project as provided by the promoter has been taken into consideration. The promoter has undertaken all responsibilities in this regard.

Date: 20.02.2022

Place: Jaipur

For Ramanand Goyal & Company

FRN: 002384C



CA Praneti Agarwal  
(Partner)

Membership No: 432257

C-94, LALKOTHI, SCHEME  
JAIPUR-15, RAJASTHAN  
MOBILE: +919829555874

31-32, FIRST FLOOR, C.S.C. RAJDHANI  
ENCLAVE, PITAMPURA, NEW DELHI-34  
MOBILE: +91 9811547277

E-MAIL: MAIL@RNGCA.COM  
WEB: WWW.RNGCA.COM  
TELEFAX +91 1412742995