



KARUNA JAIN & CO. -(SINCE 2007)
CHARTERED ACCOUNTANTS
H.O. : HIG 25 SECTOR G LDA COLONY KANPUR ROAD
LUCKNOW -226 012

Mobile – 8601560230 Ph : 05223568145

FORM-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

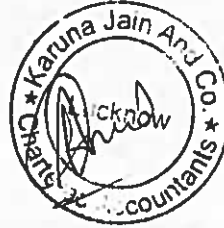
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED SEPARATE ACCOUNT OF PROJECT)

Information as on 30/09/22

Certification work Assigned vide letter No-nil

Dated:-14.10.2022

SUBJECT: Certificate of amount incurred on Sahara City Homes-Lucknow for Construction of A1,A2,A6(03NOS.),B1,B2,B3,B4,B5,B10,B20,B24,B25,B26,B27,B28,B29,B30(14 NOS.)B1-6,B1-7(02 NOS.)C1,C2,C3,C5,C12,C12A,C14,C15,C19,C20,C21,C22,C23,C24,C25(15 NOS.),ROW HOUSE R1 TO R 109(109 NOS.), SEMI DETACHED S1 TO S18,S31 TO S42,S76 TO S81(36 NOS.),BUNGALOW V25 TO V52(28 NOS.)Tower/block/building(s) situated on khasra no./Plot No,884, 883, 881, 882, 880, 879, 435, 878, 872, 795, 793, 794, 434, 433, 790, 431, 432, 789, 788, 812, 807, 813, 818, 814, 787, 778, 785, 786, 783, 784, 782, 781, 780, 427, 429, 424, 414, 416, 417, 418, 421, 419, 420, 367, 366, 362, 364, 365, 368, 370, 369, 374, 371, 372, 373, 375, 378, 410, 415, 413, 379, 404, 409, 408, 380, 400, 406, 405, 403, 402, 401,393, 394 demarcated by its boundaries Latitude of 26 55'31.76"N and Longitude of 80 53'38"E of village Allu Nagar Diguria, Tehsil Sadar (lucknow) & Narharpur, Tehsil Bakshi ka Talab (lucknow) development authority,district Lucknow PIN-226020 admeasuring 292274.34 sq.mts. area, being developed by Sahara Prime City Ltd.(Promoter) having RERA Registration No.-UPRERAPRJ9743,Designated A/C No.510101007209091(Sahara Prime City Ltd.-RERA Designated AC FOR Sahara city Homes-Lucknow) Bank name Corporation Bank-Aliganj-Lucknow.





KARUNA JAIN & CO. –(SINCE 2007)
CHARTERED ACCOUNTANTS
H.O. : HIG 25 SECTOR G LDA COLONY KANPUR ROAD
LUCKNOW -226 012
Mobile – 8601560230 Ph : 05223568145
E-mail –caalokkumarmvaa@gmail.com,

FORM-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MAONEY FROM DESIGNATED SEPARATE ACCOUNTS OF PROJECT)-PROJECT WISE

Till 30.09.2022

RERA Registration No.-UPRERAPRJ9743

(Amount in Lacs)

Sl. No	Particulars	Estimated	Total Incurred till 30.09.2022
1	i. Land Cost:		
	a. Acquisition cost of land (purchase or through agreement with the land owner) and legal costs on land transaction	929.43	929.43
	b. Amount paid for Acquisition/ purchase of TDR (if any)		
	c. Amount paid to the competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.		
	d. 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) amount 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		
	SUB TOTAL FEES PAID	929.43	929.43
2	Project clearance fees		
	(1) Fees paid to RERA	18.33	18.33
	(2) Fees paid to local Authority	1,261.12	1,261.12
	(3) Consultant Architect Fees(directly attributable to project	22.29	22.29
	(4) Any other (specify)		
	SUB TOTAL FEES PAID	1,301.74	1,301.74
3	Cost of development and construction		
	(a) Cost of services (water ,electricity to construction site) site overhead	58,941.94	42,148.31
	(b) Depreciation cost of machinery and equipment purchased or hired and maintenance costs, consumables etc.,(so long as these cost 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		2,573.28
	Sub – Total of development and construction Cost (In Rs.) (sum of (a) to (d) of Row 3A	58,941.94	44,721.59





KARUNA JAIN & CO. -(SINCE 2007)
CHARTERED ACCOUNTANTS
H.O. : HIG 25 SECTOR G LDA COLONY KANPUR ROAD
LUCKNOW -226 012
Mobile – 8601560230 Ph : 05223568145
E-mail –caalokkumarvaa@gmail.com,

3B	cost of construction incurred (as certified by Project Engineer)	58,941.94	46,023.33
3C	Total Construction cost (Lower of 3A and 3B)	58,941.94	44,721.59
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 Compensation / Interest Paid to Customer as per Govt. Orders	3,070.74	3,070.74
3	Total DEVELOPMENT AND CONSTRUCTION COST (ROW 3C+3D)	62,012.68	47,792.33
4	TOTAL COST OF PROJECT (ROW1+ROW2+ROW3)	64,243.85	50,023.50
5	Percentage completion of construction work completed (As per Project Engineer ,Architect Certificate)	-	-
6	Percentage completion of Total Project (proportionate cost incurred on the project to the total Estimated cost)	-	77.87%
7	Net amount received from allottees till date since inception of the project	-	38,327.74
8	70% Amount to be deposited in Designated Account (0.7* Row 7)	-	-
9	Cumulative Amount that can be withdrawn form Designated a/c, i.e.(Total Estimated Cost *Proportionate cost incurred on the Project)(column 3of Row 4* row 6)	-	50,023.50
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)	-	38,327.74
11	Balance available in Designated account	-	-
12	Amount that can be withdrawn from the designated Bank A/c under this certificate (Row 9 -Row 10) (IN Future)	-	(11,695.76)

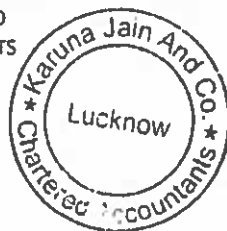
This certificate is being Issued on specific request of M/s Sahara Prime City Limited (Promoter) for UP RERA compliances. The certificate is based on the information and Records produce before us/me and is true to the best of our/my knowledge and belief.

Remarks Above Report includes the amount of PDC Given to customer against compensation and Amount of Compensation payable in point 7

FOR KARUNA JAIN AND CO
CHARTERED ACCOUNTANTS



CA ALOK KUMAR
DATE 14.10.2022
M.NO 403598



UDIN- 22403598AZSQTG5473