



Form-Reg-3

CHARTERED ACCOUNTANT CERTIFICATE

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

Np.3/BDA

Date: 01/01/2026

Information as on 01/01-2026

Subject: Certificate of amount incurred on MUKHYA MANTRI SHAHARI VISTARIKARAN YOJNA(Gram-Mahokhar) for Acquisition and Development of land situate on Khasra Nos 18(Mi), 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 32/2916, 33, 34, 35 and 36 (Details attached) Demarcated by its boundaries (25.3203, 80.2241), (25.3145, 80.2234), (25.3149, 80.2223), (25.3208, 80.2230 of Gram MAHOKHAR, BANDA, U.P., PIN 210001, area measuring 166988.03 sq.mts. Area, being developed by BANDA Development Authority and [Promotor ID], having Separate A/c No 241301001771 Bank Name ICICI BANK Main Branch ICICI Bank Ltd, Municipal No 348/25, Plot No 9216, GALBAL BAZAR, Goolar Naka, Ramganj, Banda, UP 210001 ; Collection account A/c No. 241301001773 Bank Name ICICI BANK Main Branch ICICI Bank Ltd, Municipal No 348/25, Plot No 9216, GALBAL BAZAR, Goolar Naka, Ramganj, Banda, UP 210001 ; Transcation A/c No 241301001772 Bank Name ICICI BANK Main Branch ICICI Bank Ltd, Municipal No 348/25, Plot No 9216, GALBAL BAZAR, Goolar Naka, Ramganj, Banda, UP 210001.

PART-A					
S.No.	Particulars	Rs.in laes Total Estimated Cost	Rs. In laes Amount incurred till last quarter	Rs. In laes Amount incurred during the quarter	Rs. In laes Amount incurred till now
I	Land Cost				
(a)	Acquisition cost of land and legal costs on land transaction:	3,604.40	3,546.97	57.43	3,604.40
(a.1)	For Project Estimation Purpose	3,604.40	3,546.97	57.43	3,604.40
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.	3,604.40	3,546.97	57.43	3,604.40
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.	NA	NA	NA	NA
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.	NA	NA	NA	NA
	TOTAL OF LAND COST - For Project Estimation Purpose	3,604.40	3,546.97	57.43	3,604.40



S V V S & Associates

Chartered Accountants

Choti Bazar, Jhanda Chowk

Kalvan Ganj,

Banda-210001

Ph. 8800190405

Email : cavipulratan@gmail.com

(a.2)	For Purpose of % Completion of the project and Withdrawal from Separate Account	NA	NA	NA	NA
i-	In case of acquisition through Purchase, the actual purchase price will be considered.	3,604.40	3,546.97	57.43	3,604.40
ii-	In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	NA	NA	NA	NA
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.	NA	NA	NA	NA
	TOTAL OF LAND COST - For % completion and withdrawal purpose	3,604.40	3,546.97	57.43	3,604.40
(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;	NA	NA	NA	NA
(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);	NA	NA	NA	NA
(d)	Interest (Other than Penal Interest and Penalties etc.) 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	NA	NA	NA	NA
	TOTAL OF LAND COST	3,604.40	3,546.97	57.43	3,604.40
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	3,604.40	3,546.97	57.43	3,604.40
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	3,604.40	3,546.97	57.43	3,604.40
2	Project Clearance Fees				3,604.40
(a)	Fees paid to RERA	8.40	-	-	-
(b)	Fees paid to Local Authority	-	-	-	-
(c)	Consultant/Architect Fees (directly attributable to project)	16.53	-	-	-
(d)	Any other (specify)	1.60	-	-	-
	TOTAL OF FEES PAID	26.53	-	-	-
3A	Cost of Construction and Development				
(a)	Cost of services (water, electricity to construction site) , Site Overheads;	5,053.2194	NA	NA	NA
(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);	NA	NA	NA	NA
(c)	Cost of materials actually purchased;	NA	NA	NA	NA
(d)	Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	NA	NA	NA	NA
	Total of Construction and Development Cost (sum of (a) to (d) of 3A)	5,053.2194	-	-	-



3B	Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)	5,053.2194	-	-	-
3C	Total Construction and Development Cost (Lower of 3A and 3B.)	5,053.2194	-	-	-
3D	Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project: a) paid to Financial Institution, Scheduled Banks, NBFC and 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)"	NA	NA	NA	NA
3E	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	5,053.2194	NA	NA	NA
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	8,684.15	3,546.97	57.43	3,604.40
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	8,684.15	3,546.97	57.43	3,604.40
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	NA	NA	NA	NA
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)	NA	NA	NA	NA
7	Total amount received from allottees till date since Inception of the Project	NIL	NIL	NIL	NIL
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	NA	NA	NA	NA
9	Loan sanctioned for the project till date (secured and unsecured both)	NA	NA	NA	NA
10	Loan disbursed for the project till date (secured and unsecured both)	NA	NA	NA	NA
11	Interest on deposits (flexi facility) credited to the Separate account	NA	NA	NA	NA
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	NA	NA	NA	NA
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)	NA	NA	NA	NA
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)	NA	NA	NA	NA
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))	NA	NA	NA	NA
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	NA	NA	NA	NA
17	Actual Balance available in Separate A/c as on date	NA	NA	NA	NA
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	NA	NA	NA	NA
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))	NA	NA	NA	NA
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	NA	NA	NA	NA
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	NA	NA	NA	NA



S V V S & Associates
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Banda-210001
Ph. 8800190405
Email : cavipulratan@gmail.com

This certificate is being issued on specific request of M/s Banda Development Authority for UP RERA compliance. The certification is based on the information and records produced before us and are true to the best of our knowledge and belief.

Note: Based on the information provided by the promoter, 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.

S V V S & Associates
Chartered Accountants
Vipul Ratan
(Partner)
(M. No. 402618)
FRN: 015921C



PLACE : BANDA
DATED : 01-Jan-2026
UDIN: 26402618RROJG2595

माननीय मुख्यमंत्री शहरी विस्तारीकरण योजना (ग्राम-महोखर)

गाटा सं०	क्षेत्रफल (हेक्टेयर में)
18मि०	1.48378
	1.17622
19 (चकमार्ग)	0.0265
	0.0265
20 (नाली)	0.0212
	0.0318
21	0.33285
	1.03905
22	0.441
23	0.591
24 (नाली)	0.057
25	0.470
26	0.474
27	0.470
28	0.470
29	0.466
30	0.474
31	0.401
32	0.409
32 / 2916	0.300
33 (चकमार्ग)	0.057
34	1.7770
35 (नाली)	0.0730
36	5.629
योग	16.697

