

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. 26074788MZLDDA8559

Information as on 24.01.2026

Date:-

Subject: Certificate of amount incurred on Lakeview Apartment for Construction of 646 Flats and 33 shops situated on khasra no.547, 536,537,544,545,546,548,549,550,551A,551B,554A,554V,557,557A,555,556,542,543 located at GH 1 and GH 2, Viraj Khand, Gomti Nagar demarcated by its boundaries (latitude and longitude of the end-points) 26.852414, 81.032774 to the North, 26.854292, 81.033854 to the South 26.854593, 81.032451 to the East 26.852822, 81.031789 to the West situated at Village-Bharwara Tehsil-Lucknow Competent Authority(Lucknow Development Authority) District Lucknow, PIN - 226010 admeasuring 37179 Sqmt. area being developed by Promoter Lucknow Development Authority (Promoter ID- UPRERAPRM10102) having RERA Application ID (1800852) , Separate A/C No. 628101112133, ICICI Bank, Branch Ashok Marg Lucknow.

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	8243.00	8243.00	0	8243.00
	(a) Acquisition cost of land and legal costs on land transaction:			0	
	(a.1)For Project Estimation Purpose			0	
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date aapplication 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/ thrugh 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 Note- The Land has been valued as per costing guidelines and is based on costing provided by the Lucknow Development Authority.	8243.00	8243.00	0	8243.00
	TOTAL OF LAND COST - For Project Estimation Purpose	8243.00	8243.00	0.00	8243.00
	(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.	8243.00	8243.00	0	8243.00
	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 he considered as there was no acquisition cost incurred by the promote;	0	0	0	0
	TOTAL OF LAND COST - For % completion and withdrawal purpose	8243.00	8243.00	0.00	8243.00
	(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).	0	0	0	0
	(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				
IA	-For Project Estimation Purpose I.e. a. 1+ b+c+d	8243.00	8243.00	0.00	8243.00



- New Delhi
- Gorakhpur
- Prayagraj
- Ranchi
- Noida
- Mau
- Rewa
- Patna
- Dehradun

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2	Project Clearance Fees				
	(a) Fees paid to RERA	1.91	0	1.91	1.91
	(b) Fees paid to Local Authority	0	0	0	0
	(c) Consultant/Architect Fees (directly attributable to project)	0	0	0	0
	(d) Any other(Fee paid to the Firm hired for Acquisition)	0	0	0	0
	(e) Fee paid to the advocate for legal and professional services	0	0	0	0
	TOTAL OF FEES PAID	1.91	0	1.91	1.91
3A	Cost of construction and development	59994.42			1.91
	(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)	59994.42	-	-	-
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.)	59994.42	-	-	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)	59994.42			0
4	TOTAL COST OF PROJECT				
4A	For Project Estimation Purpose (S.No. 1A+S.No.2 +S.No. 3E)	68239.33	8243.00	1.91	8244.91
4B	- For % completion of the project and withdrawal purpose (S No. 1B+S No. 2 +S.No. 3E)	68239.33	8243.00	1.91	8244.91
5	Percentage completion of Constructio 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)		12.08%		
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)		8244.91		
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))		8244.91		
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 thi certificate		0		
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S.No. 20)		8244.91		



This certificate is being issued on specific request of Lucknow 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 and relying upon the engineer certificate.. 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
UDIN:-26074788MZLDDA8559

For HCO & Co.
Chartered
Accountants



(CA K K Lalchandani)
Partner
(M. No.074788)

Form-REG-3

CHARTERED ACCOUNTANTS CERTIFICATE (On Letter Head)

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

No. _____
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PART -B

I Also Certified that

Out of the amount reported in column 6 of s. No. 4B above

- a) Rs. 8244.91 Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than
 b) Rs. 0 Lacs is the amount for bills Invoices from biller /vendor/ contractor have been received for the work already rendered by them for them for
 C) Rs. 0 Lacs is the amount pertaining to the refund to the refund to be made to the allottees where allotted unit have been cancelled in
 (In Rs.)

S.No.	name of the Vendor/ Contractor/ Allottee	Amount due	Amount due towards (details of work)	Bank Name	IFSC	Bank Account No.
1						
2						
3	N/A	N/A	N/A	N/A	N/A	N/A
4						
Total						

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For HCO & Co.
 Chartered
 Accountants



(CA K K Lalchandani)
 M. no. 074788

- New Delhi
- Gorakhpur
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