

S.R.A.M. & Co.

303 Shelputri Shelter Behind Shreeji Vatika S.No 71 Indore 452009

Format — 2 C

Date: 27/01/2025

CHARTERED ACCOUNTANT'S CERTIFICATE

(For RERA Only)

(TO BE SUBMITTED AT THE END OF EVERY QUARTER AFTER REGISTRATION)

This is to certify that M/s SARTHAK ESTATE DEVELOPERS having its project Sarthak Vihar RERA Registration No. P-OTH-17-1411, Designated A/c No.00000033202870357 with State Bank of India has incurred Rs. **394.20** Lacs on eligible items of Land Cost, Project clearance Fees, development cost and construction cost of the project and collected Rs. 0.00 Lacs From the project till the quarter ended on 31/12/2024 as per following details-

(All amounts in Rs. Lacs)

S.No.	Particulars	Total Cost Estimated	Cost incurred on project during the quarter ended on 31/12/2024	Accumulated cost incurred on project till 31/12/2024
1	2	3	4	5
1	<u>Land Cost</u>			
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	174.38	0.00	174.38
	(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;	0.00	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00	0.00
	(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 (a) above);	12.30	0.00	12.30
	<u>SUB TOTAL: LAND COST (in Rs.)</u>	186.68	0.00	186.68
2	<u>Project Clearance Fees</u>			
	(a) Fees paid to RERA	0.20	0.00	0.20
	(b) Fees paid to T&CP Dept.	0.00	0.00	0.00
	(c) Fees paid to Local Authority (Municipal/ Panchayat)	0.00	0.00	0.00
	(d) Consultant/Architect Fees (directly attributable to project)	0.00	0.00	0.00
	(e) Any other (specify)	0.00	0.00	0.00
	<u>SUB TOTAL: FEES PAID (in Rs.)</u>	0.20	0.00	0.20
3	<u>Cost of Development / Cost of construction</u>	240.00	1.36	207.32
	(a) Cost of services (water, electricity, to construction site);			

S.R.A.M. & Co.

303 Shelputri Shelter Behind Shreeji Vatika S.No 71 Indore 452009

	(b) Depreciation cost of machinery and equipment purchased, or hire 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 Labor (excluding cost of salaries of employees of the company not directly attached to project);			
	<u>SUB TOTAL: DEVELOPMENT COST (in Rs.)</u>	240.00	1.36	207.32
4	<u>SUB TOTAL OF EXPENDITURE (1+2+3)</u>	426.88	1.36	394.20
5	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	86.38%		
5a.	% completion of total project	92.34%		
	(including cost of land and project clearance fees paid)			
	[(Column 5 of Row 4 / Column 3 of Row 4) * 100]			
6	Total amount received from allottees till the end of the quarter (in Rs.)	0.00		
6a.	70% of the amount required to be deposited in separate designated A/c (Row 6 * 0.70)	0.00		
7	Total balance amount receivable from allottees at the end of the quarter (only booked property)	0.00		
7a.	70% of receivables (0.7 * Row 7)	0.00		
8	Total of (Row 6a + Row 7a)	0.00		
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 5a) or (Column 4 of Row 4) , whichever is less	0.00		
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	-0.15		
11	Balance available in Designated A/c.	0.15		
12	Amount overdrawn, if any (Row 10 – Row 9)	0.00		
13	Amount overdrawn as per Form 2A/2C immediately preceding to this certificate	0.00		

This certificate is being issued on specific request of M/s SARTHAK ESTATE DEVELOPERS for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records produced before me and are true to the best of my knowledge and belief. no booking has been done by promoter and as per promoter amount reflecting in bank statement is not related to booking so not taken for consideration.

Signature of Chartered Accountant with seal

CA. Aanchal Goyal

431343

UDIN: 25431343BMICLK8717