

Format — 2 C

CHARTERED ACCOUNTANT'S CERTIFICATE

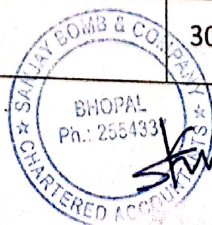
(FOR THE PURPOSES OF WITHDRAWAL FROM DESIGNATED ACCOUNT)

Information as on 30/06/2025

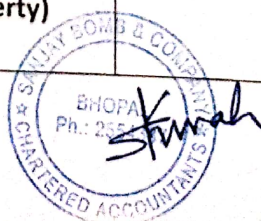
Date : 23/07/2025

This is to certify that M/s K. L. Sharma having its project "REGAL ROYAL GARDEN" RERA Registration No. P-BPL-25-5594, Designated A/c No. 43422190537 with State Bank of India, Awadhपुरi, Bhopal has incurred Rs. 277.48 Lacs on eligible items of Land Cost, Project clearance Fees, development cost and construction cost of the project and collected Rs. 21.17 Lacs From the project till the quarter ended on 30/06/2025 as per following details-

Sr. No.	Particulars	Total Cost Estimated	Cost incurred on project during the quarter ended on 30/06/2025	Accumulated cost incurred on project till 30/06/2025
1	2	3	4	5
1.	Land Cost:			
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	3060.00	0.00	0.00
	(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 (a) above);	37.12	0.15	37.12
	SUB TOTAL - LAND COST	3097.12	0.15	37.12



2.	Project Clearance Fees	1.50	1.39	1.39
	(a) Fees paid to RERA	1.43	0.00	1.43
	(b) Fees paid to T&CP Deptt.	65.00	1.15	62.58
	(c) Fees paid to Local Authority (Municipal Corporation/ Panchayat)	4.50	4.50	4.50
	(d) Consultant/Architect Fees (directly attributable to project)	0.00	0.00	0.00
	(e) Any other (specify)	2.00	0.00	0.00
	(A) Karmkar Shulk	2.00	0.00	0.00
	(B) Diversion Charges	2.00	0.00	0.79
	(C) Property Tax			
	SUB TOTAL-Project Clearance Fees	76.43	7.04	70.69
3.	Cost of Development & Construction			
	(a) Cost of services (water, electricity on construction site);	519.00	0.00	0.00
	(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;	1350.00	130.74	130.74
	(d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);	690.00	38.93	38.93
	SUB TOTAL- Cost of Development & Construction	2559.00	169.67	169.67
4	SUB TOTAL OF EXPENDITURE (1+2+3)	5732.55	176.86	277.48
5.	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	6.63%		
5a.	% completion of total project (including cost of land and project clearance fees paid)	4.84%		
6	Total amount received from allottees till the end of the quarter	21.17		
6a	70% of the amount required to be deposited in separate designated A/c (Row 6* 0.70)	14.82		
7	Total balance amount receivable from allottees at the end of the quarter (only booked property)	520.88		



7a	70% of the receivables (Row 7*0.70)	364.62
8	Total (Row 6a+7a)	379.44
9	Amount that can be withdrawn from Designated a/c, i.e. (Row 8* Row 5a) or (Column 5 of Row 4), whichever is less	18.36
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	0.00
11	Balance available in Designated Bank A/c	0.51
12	Amount overdrawn, if any (Row 10 – Row 9)	-
13	Amount overdrawn as per Form 2A/2C immediately preceding to this certificate	-

(All amounts in Rs. Lacs)

This certificate is being issued on specific request of M/s K. L. Sharma for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records produced before me/us and is true to the best of my knowledge and belief. This Certificate is duly supported by Statement of Account of the project for the above period.



For Sanjay Bomb & Company
(Chartered Accountants)
FRN-008512C

skmal

CA. Kalpana Singh Kushwah
(Partner)

Membership Number:-441561
UDIN- 25441561BMLHYY2701