

M/s. GUPTA RAHUL & Co.**Prop. CA. RAHUL GUPTA**

Chartered Accountants

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Format — 2 A**CHARTERED ACCOUNTANT'S CERTIFICATE**(FOR THE PURPOSE OF REGISTRATION OF **NEW** PROJECT under RERA)**Date of Issue: 29-04-2025****UDIN. : 25413025BMGXQE2119****Information as on - 15-04-2024**

Subject: Certificate of amount incurred for Development of "**MALWA PRIME**" situated on Land Survey no. 119/3/1, 128, 130, 133/1/2/2, 133/1/2/4 and 133/159 total admeasuring 8.726 Hectares (Total Land Area) out of which 3.939 Hect Net Planning Area, demarcated by its boundaries Others Land to the North, Others Land to the South, Promoters Other Project Land to the East, Road to the West of Village Raukhedi, Tehsil Sanwer and District Indore (MP), Admeasuring 39,387.00 square meter Net Planning Area being developed by **M/s. SATYA INFRASTRUCTURES LIMITED**.

Cost of land & on site construction of Real Estate Project (All figures in Rs. Lacs)

S. No.	PARTICULARS	Total Cost Estimated	Amount incurred up to 15-04-2024
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;	59.83	59.83
	(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);		
	SUB TOTAL LAND COST	59.83	59.83
2	Project Clearance Fees		
	(a) Fees paid to RERA	4.47	4.47
	(b) Fees paid to T&CP Dept.	18.51	18.51
	(c) Fees paid to Local Authority (Municipal/ Panchayat)	37.87	37.87
	(d) Consultant/Architect Fees (directly attributable to project)	47.20	14.40
	(e) Any other (specify)		
	- Mortgage Deed Regn Fees	3.62	3.62
	- Amount Paid to Red Cross Society	2.00	2.00
	- Labour Cess	3.45	3.45
	- Diversion Tax	2.36	2.36
	-Salary and Other Cost Directly Related to Project	200.00	24.35
	SUB TOTAL FEES PAID (in Rs.)	319.47	111.02



1	2	3	4
3	<u>Cost of Development / Cost of construction</u>		
	(a) Cost of services (water, electricity, to construction site);	660.80	107.52
	(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>	660.80	107.52
4	TOTAL FOR PROJECT (Row 1+ Row 2+ Row 3)	1,040.10	278.37
5	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	16.27%	
5a.	% completion of total project (including cost of land and project clearance fees paid) [(Column 4 of Row 4 / Column 3 of Row 4) * 100]	26.76%	
6	Total amount received from Allottees (in Rs.)	NIL	
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)	NA	
7	Total balance amount receivable from Allottees (only booked property)	NIL	
7a.	70% of receivables (0.7 * Row 7)	NA	
8	Total of (Row 6a + Row 7a)	NA	
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	N.A	
10	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	NA	
11	Balance available in Designated A/c.	NA	
12	Amount to be replenished before next quarter submission of CA certificate (Row 10 – Row 9)	NA	

This certificate is being issued on specific request of **M/s. SATYA INFRASTRUCTURES LIMITED** for the compliance of Real Estate Regulatory Act 2016. The certification is based on the information and records produced before me 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.

Note: 1 For Land cost, Cost Incurred by Promoter for Acquisition of ownership and title of land parcel admeasuring 3.939 hectare has been considered.

For M/s GUPTA RAHUL & CO.

Chartered Accountant's

FRN - 019134C



CA. RAHUL GUPTA

PROPRIETOR

M. NO. 413025

Place : Indore