

V R ASSOCIATES

CHARTERED ACCOUNTANTS

8, JAGDISH CHANDRA BOSE MARG, LALBAGH, LUCKNOW-226001

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Branches : Kanpur / Noida / Benagaluru



Information as on 31.12.2025

Date:- 15.01.2026

Subject: Certificate of amount incurred on "THE WOODS KOHINOOR JANKIPURAM" for Construction OF Building AT Plot NO GH-07, AT SECTOR-J Demarcated by its boundaries (latitude and longitude of the end points) 26°55'35.3"N 80°58'02.2"E to the North 26°55'33.1"N 80°58'01.6"E to the South 26°55'34.6"N 80°58'03.2"E to the East 26°55'33.9"N 80°58'00.6"E to the West of JANKIPURAM SCHEME, JANKIPURAM Lucknow, Tehsil SADAR Competent/ Development authority Lucknow Development Authority District LUCKNOW PIN 226021 admeasuring 3306.41 sq.mts. area being developed by AESTHETE INFRA VENTURES LLP. having RERA Registration No"APPLIED FOR" , Bank Account No. 924020027965796 Bank Name- AXIS BANK, ALIGANJ), LUCKNOW-226020

		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
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; (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 para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	988.42	988.66
	SUB TOTAL LAND COST (In Rs.)	988.42	988.66

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	60.25	46.61
	SUB TOTAL FEES PAID (In Rs.)	60.25	46.61



	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (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); (c) Cost of material actually purchased; (d) Cost of <i>Salary and Wages</i> (excluding cost of salaries of employees of the company not directly attached to project);	2100	611.96
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	2100	611.96
3B	Cost of construction incurred (As Certified by Project Engineer)	2100.00	614
3C	Total Construction Cost (Lower of 3A and 3B.)	2100	611.96
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	N.A	N.A
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	2100	611.96
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	3148.67	1647.23
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	29.23%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	52.32%	
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	798	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	558.6	
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	1647.22	
10	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 designated Account)	533.81	
11	Balance available in Designated A/c.	24.8	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	1113.41	

NOTE:

1. This certificate is being issued on specific request of M/s AESTHETE INFRA VENTURES LLP. 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.

Signature of Chartered Accountant with seal
 Abhinandan Chauhan Partner : M/s. V R Associates (FRN : 001239 C)
 Membership Number : 400175 UDIN : 26400175XADBK53386 Date : 15-01-2026 Place : Lucknow

