



RISHI KAPOOR & COMPANY
CHARTERED ACCOUNTANTS

Plot No.10, RDC, Raj Nagar , Opposite Telephone Exchange,
GHAZIABAD (UTTAR PRADESH) - 201002
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(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30/09/2025

Certification work Assigned vide letter dated 30/09/2025

Dated :- 14/10/2025

Subject: Certificate of amount incurred on project work of 2 Block & 3 Nos of Tower (Block-2 - Tower D & E and Block-3 - Tower EWS) of the Project "Aradhyam Spa City Phase 1" UPRERA Registration Number UPRERAPRJ321247/08/2024 situated on Khasra No - 945m, demarcated by its boundaries (latitude and longitude of the end-points) 28° 40' 40.55" N 77° 30' 12.75" E to the North 28° 40' 36.56" N 77° 30' 16.85" E to the South 28° 40' 38.02" N 77° 30' 17.81" E to the East 28° 40' 39.10" N 77° 30' 11.85" E to the West of Village Dasna, NH - 24 Tehsil, Ghaziabad, Ghaziabad Development Authority, District Ghaziabad, PIN 201015, admeasuring 8410.00 sq. meter area, being developed by M/s Aradhyam Builders

S.No.	Particulars	(Rs in Lacs)	(Rs in Lacs)
		Total Cost Estimated	Amount incurred (actual out-flow) till 30/09/2025
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.	598.88	535.97
	SUB TOTAL LAND COST (in Rs.)	598.88	535.97
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)	369.00	171.12
	SUB TOTAL FEES PAID (in Rs.)	369.00	171.12
3A	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 Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	6428.20	3054.24
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	6428.20	3054.24
3B	Cost of construction Estimated/incurred (As Certified by Project Engineer)	6428.20	2929.60
3C	Total Construction Cost (Lower of 3A and 3B.)	6428.20	2929.60
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)	1000.00	108.93



3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C + 3D)	7428.20	3038.53
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	8396.08	3745.62
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)		45.57%
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) %		44.61%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)		2693.90
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1885.73
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)		3,745.62
10	Amount actually withdrawn till date since inception of the project (This includes the total amount realised from the allottees till 30/09/2025, excluding the balance available in the designated seperate account of the firm as on 30/09/2025, as informed to us by the managemnt of the firm)		2,693.90
11	Balance available in Designated A/c no - 42127580916 as on 30/09/2025		0.00
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		1,051.72

This certificate is being issued on the specific request of M/s Aradhyam Builders for UP RERA compliance and on the basis of the information provided to us by the Managing Partner of Aradhyam Builders through their signed letter dated 14/10/2025 as well as on the basis of the Engineers's Certificate digitally signed on 05/10/2025



Rishi Kapoor & Company
Chartered Accountants

(Rishi Kapoor)

Partner

F.C.A. L.L.B.

M.No. 075483

UDIN: 25075483BMLABM9378